



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Caymus Ridge

Proposal Address: 3076 NE Bellevue-Redmond Rd

Proposal Description: A Conservation Short Plat to subdivide two existing lots totaling 2.37 acres into seven lots, two native growth protection area tracts, one access tract, and one tract for infrastructure. The project also proposes the improvement of the unimproved right-of-way of 164th Ave NE for access, extension of public sewer, and the completion of a public trail in the right-of-way of NE 32nd St. There are critical areas present on and off-site. The proposal includes reduction of a 50-foot top-of-slope buffer for private road construction and lot creation and disturbance within a steep slope critical areas, 50-foot slope buffer, 75-foot toe-of-slope setback for construction of public sewer main and public trail. Disturbance of critical areas, buffers and structures setbacks requires approval of a Critical Areas Land Use Permit.

File Number: 18-103735-LN and 18-104608-LO

Applicant: Todd Sherman, Design Build Homes

Decisions Included: **Process II**
Preliminary Conservation Short Plat (LUC 20.45B)
Critical Areas Land Use Permit (LUC 20.30P)

Planner: Reilly Pittman, Land Use Planner

**State Environmental Policy Act
Threshold Determination:** **Exempt**

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: 
Elizabeth Stead, Land Use Director

Application Date	January 26, 2018 (LN) and February 14, 2018 (LO)
Notice of Application Date	March 8, 2018
Decision Publication Date	April 18, 2019
Appeal Deadline	May 2, 2019

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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DOCUMENTS REFERENCED IN THIS REPORT FROM PROJECT FILES

1. Project Plans (Attached to report)
2. Geotechnical Report and Revisions
3. Critical Areas Report and Revisions
4. Stream and Wetland Typing Report
5. Habitat Assessment
6. Retained Tree Assessment and Arborist Report
7. Public Comments

All Critical Areas Plans, Environmental Reports, Forms are in file 18-104608-LO

All Comments, Storm Drainage Reports, Short Plat Plans, Forms, and other Material are in file 18-103735-LN

I. REQUEST / REVIEW PROCESS

A. REQUEST

The applicant requests approvals of a Preliminary Conservation Short Subdivision (Preliminary Short Plat) to subdivide two existing lots totaling 2.37 acres into seven lots and to create:

- Two native growth protection area (NGPA) tracts,
- One access tract for a private road on the project site, and
- One tract for storm water on the project site.

In addition to the work proposed on the project site, the proposal requires off-site improvements that include:

- A new public road and sidewalk in the unimproved right-of-way of 164th Ave NE to provide access to the project site. A pedestrian trail is proposed to extend from 164th Ave NE to connect to the existing trail in the unimproved right-of-way of NE 32nd St to provide a pedestrian connection from NE 30th St to NE 32nd St and Ardmore Elementary School.
- Extension of a public sewer to connect the proposed lots to sewer. Sewer construction starts in the right-of-way of 164th Ave NE, then to a public sewer easement on two off-site lots east of 164th Ave NE, and then in the unimproved right-of-way of NE 32nd St to connect to existing public sewer in this right-of-way.

The applicant requests approval of a Critical Areas Land Use Permit to:

- Reduce a 50-foot top-of-slope buffer from steep slopes to construct the private road in the on-site access tract and to remove the buffer from the new private lots.
- Disturb an off-site steep slope, 50-foot top-of-slope buffer, and 75-foot toe-of-slope setback to construct public sewer in unimproved right-of-way and in an easement across two separate privately owned lots.
- Construct a public trail to connect to existing trail in the right-of-way of NE 32nd within 75-foot structure setback from the steep slope and in the location disturbed by construction access for the sewer extension.
- Included in the proposal, but not required through the Critical Areas Land Use Permit, is a request to waive the 15-foot structure setback from the edge of the stream buffer. Per LUC 20.25H.075.3 the director is allowed to waive the structure setback as part of an underlying proposal for undeveloped sites that meet specified criteria.

Per LUC 20.25H.055, public and private improvements for access and utilities that impact critical areas are allowed uses. Private improvements for site access and lot creation requesting to modify a critical area or critical area buffer require a critical area report to be prepared. All proposed activities in a critical area, buffer or structure setback require the submittal of a Critical Areas Land Use Permit. **See reference document 1 for project plans which are also attached to this report and Figure 1 and 2 below for proposed short plat and off-site road, sewer, and trail improvements.**

Figure 1: Proposed Short Plat

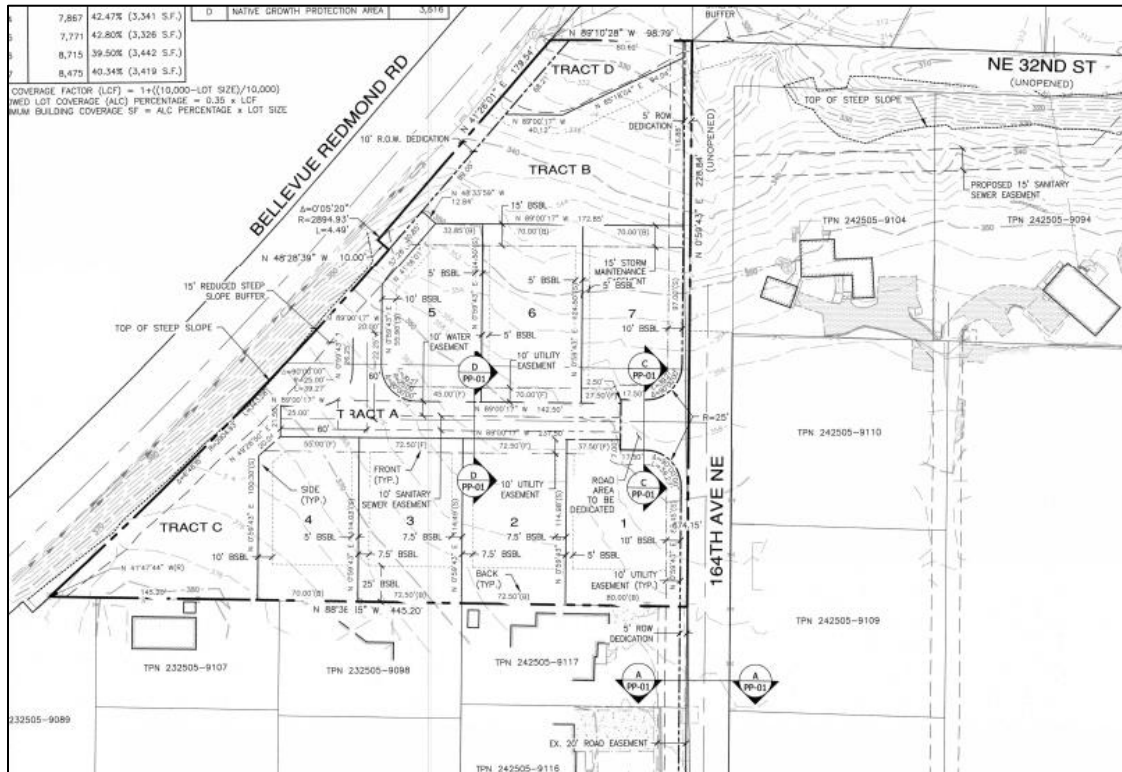
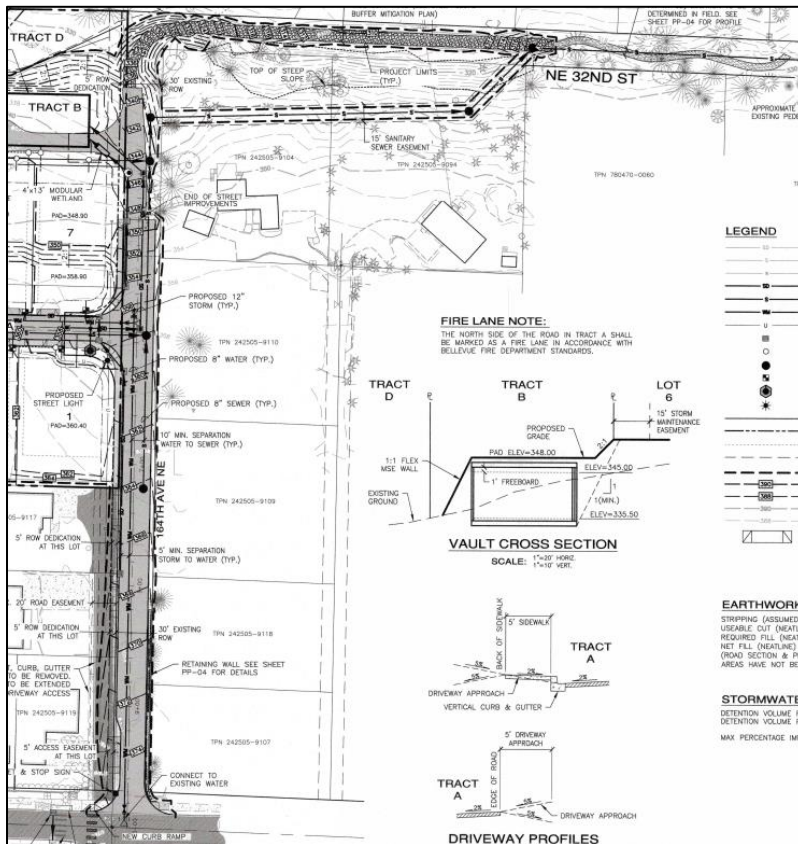


Figure 2: Off site road, sewer, and trail improvements



B. PERMITS REQUIRED

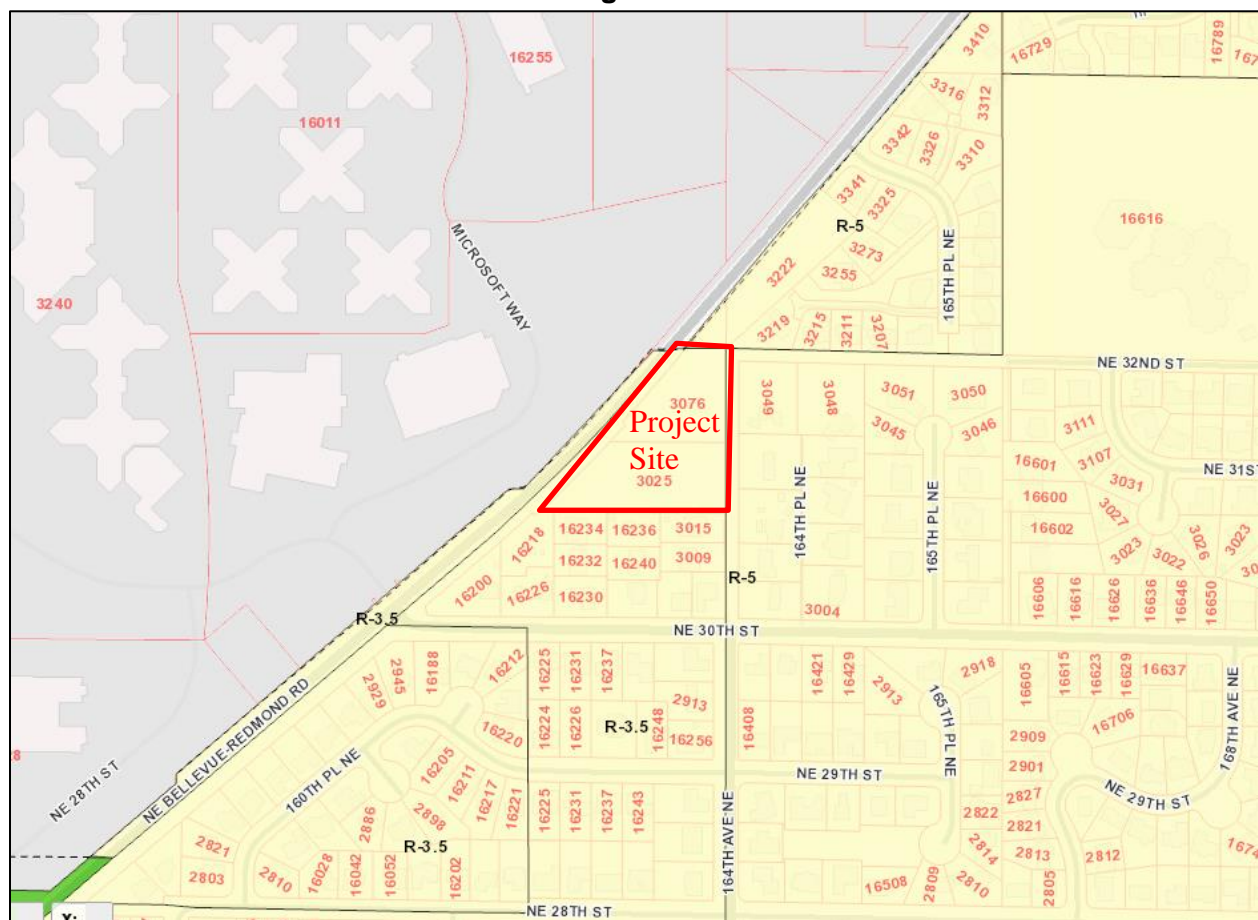
- i. Conservation Short Subdivision - The subdivision of land into 9 or less lots is processed through a preliminary short plat in accordance with the City of Bellevue Land Use Code (LUC) Section 20.45B. When a lot proposed for short subdivision is encumbered by critical areas as defined by LUC 20.45B.055, a conservation short subdivision is required. The project site meets the requirements of LUC 20.45B.055. A conservation short subdivision is required for this development proposal. The conservation short subdivision process is discussed in detail in Section III below.
- ii. Critical Areas Land Use Permit - To accommodate the proposed development and protect sensitive resources identified on the property as required by LUC 20.25H and LUC 20.45B, the applicant has requested approval of a Critical Areas Land Use Permit (CALUP) to reduce regulatory buffers from a steep slope critical area. The CALUP process is discussed in detail in Section III below. A Critical Areas Report is intended to provide flexibility to sites with degraded critical functions and values. The Critical Areas Report shall demonstrate the proposed with the requested modification leads to equivalent or better functions and values than what would result from standard application of the Critical Areas Overlay requirements of the Land Use Code.

II. SITE DESCRIPTION, ZONING, LAND USE CONTEXT, AND CRITICAL AREAS

A. SITE DESCRIPTION

The proposed short plat and off-site improvements are in the BelRed subarea of Bellevue. The project site, where the new lots are proposed, consists of two parcels zoned R-3.5, that when combined create a generally triangular-shaped site. The site is adjacent to NE Bellevue-Redmond Rd. (Bel-Red Rd), west of the parcels. The unimproved right-of-way of 164th Ave NE is along the eastern boundary of the project site. This right-of-way connects to the unimproved right-of-way of NE 32nd St which turns to the east, away from the site. The site is on the boundary of the City limits across from the Microsoft Campus, west of Bel-Red Rd, located in the City of Redmond. The site is surrounded by existing single-family properties to the north, east, and south that are zoned R-5 and R-3.5. **See Figure 3 below for the zoning of the site and vicinity and the existing site.**

Figure 3





The project site is currently undeveloped but was historically developed with a house and associated improvements that no longer exist. The site is covered in a mixed non-mature forest consisting of Douglas fir and red alder with an understory of native shrubs and invasive species. The unimproved right-of-way of 164th Ave NE and NE 32nd St., are vegetated with the same mix of trees and native and non-native vegetation as the project site. The right-of-way has also been encroached by improvements placed within the right-of-way by adjacent property owners. There is a partial trail constructed in NE 32nd St that is proposed to be extended by the project.

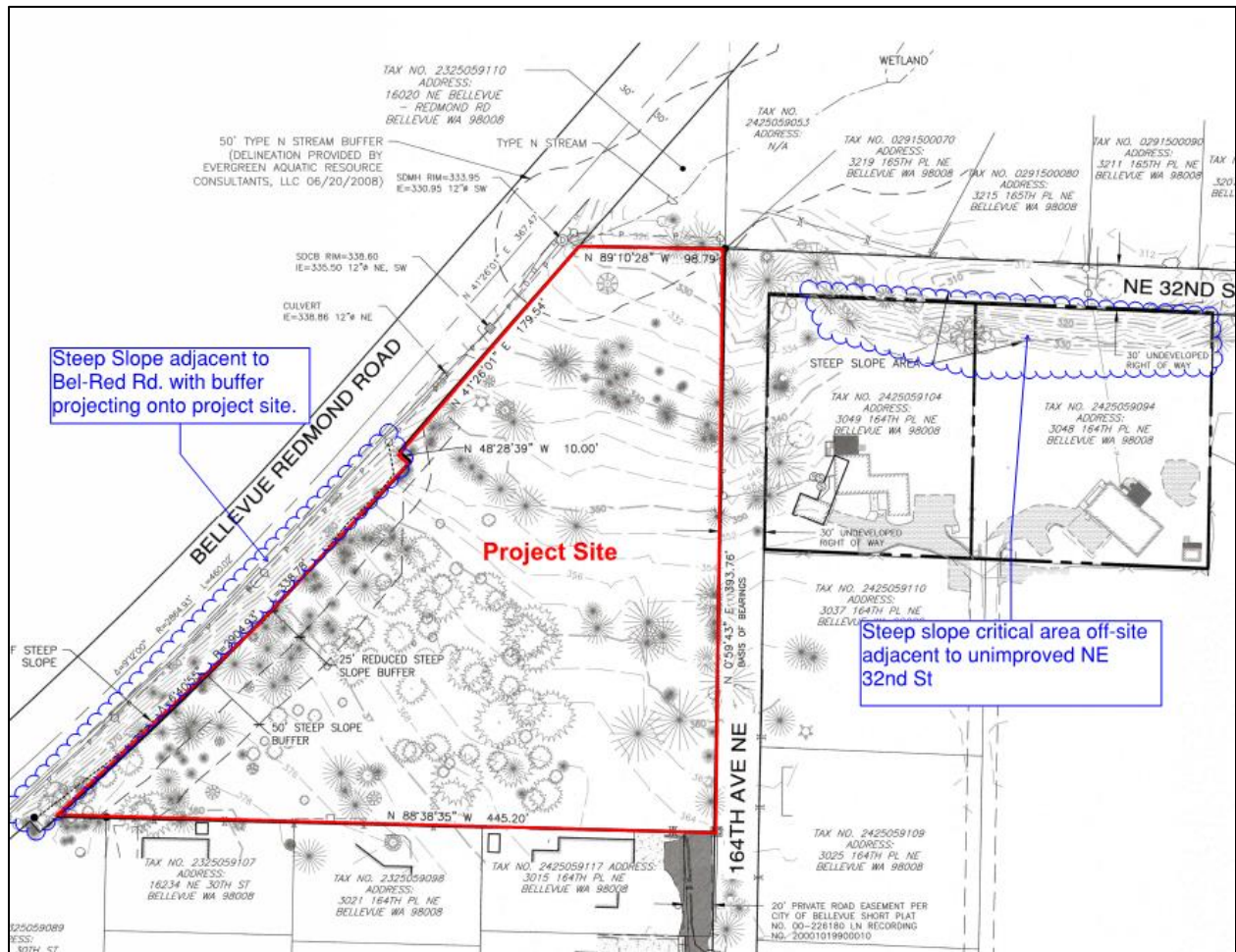
A Type-N stream flows under Bel-Red Rd from the Microsoft campus and onto the undeveloped property that is immediately north of the project site. The 50-foot buffer of this stream is located on the northern extent of the project site. The stream crosses a category III wetland with a 60-foot buffer that is located entirely off-site, on the properties to the north of the project site. No impacts to stream or wetlands and associated buffers is proposed as part of this project. **See Figure 4 below for stream and wetland locations as well as reference document 4.**

Figure 4: Stream and Wetland



The topography of the project site generally slopes south to north, toward Bel-Red Rd, sloping down steeply to the road along the west property line. This area adjacent to Bel-Red Rd contains a steep slope critical area. This steep slope critical areas are protected by a 50-foot top-of-slope buffer that extends onto the project site. The topography found in the unimproved right-of-way has localized steep and uneven topography. A steep slope critical area is located on two lots that are adjacent to NE 32nd St at 3048 and 3049 164th Pl. NE. These lots are developed with existing single-family homes and are proposed to be crossed by the proposed sewer extension via an easement. **See Figure 5 below for steep slope critical areas locations on and off-site and see reference document 1 for project plans.**

Figure 5



B. ZONING

The site is zoned R-3.5 which is a single-family residential zone that generally allows 3.5 dwelling units per acre. The project creates seven units which results in a density of 2.9 units per acre.

C. LAND USE CONTEXT

The site has a comprehensive plan designation of SF-M, Single-Family Medium Density which is maintained by the proposal.

D. CRITICAL AREAS FUNCTIONS AND VALUES

The project has steep slopes and stream critical areas on and off-site which have habitat value. The Land Use Code protects critical areas and their important functions and values:

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000

in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi-canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

ii. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-

190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

iii. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS

A. USE

Residential uses are regulated by *LUC 20.10.400* (Use Charts). The proposed uses (single-family residences) are permitted in the R-3.5 zone.

B. STANDARD REQUIREMENTS AND DIMENSIONS

Design of the project includes the following:

- Creation of seven new lots from the two existing properties that compose the project site.
- A private road, Tract A, is proposed to provide access from each house to connect to

a new public street to be constructed in the right-of-way of 164th Ave NE. 164th Ave NE will connect to the existing NE 30 St and then to Bel-Red Rd.

- A private storm drainage tract is proposed as Tract B which will contain a storm water vault that maintains drainage to the stream and wetland off-site. Mitigation planting is also proposed in this tract.
- Tracts C and D are Native Growth Protection Area tracts and contain the stream buffer and remaining steep slope buffer on-site along with mitigation planting.
- The site has no direct access to public sewer and must extend public sewer located in NE 32nd St to this site to provide sewer to the propose lots. The sewer will connect in NE 32nd St and turn south into a public sewer easement across two private properties at 3048 and 3049 164th Pl. NE. From these properties the sewer will enter 164th Ave NE and then connect to the project site.
- Following construction of the sewer in NE 32nd St., a public trail will be constructed in the right-of-way

The project qualifies as a conservation short subdivision which allows reduction of required lot area, setbacks, and provides alternative calculation of lot coverage and impervious surface to consolidate development on the project site.

Basic Information		
Zoning District	R-3.5	
Gross Site Area	103,148 Sqft. (2.37 Acres)	
Development Standard	Required by LUC 20.20.010 Or Modified by LUC 20.45B.055 (Conservation Short Subdivision)	Proposed Standards
Dwelling Units/Acre	Density per LUC 20.25H.045	
	R-3.5	3.5 units per acre
	Gross Site Area	2.37 acres
	Total Critical Area and Buffer	0.46 acres
	Buildable Area	1.9 acres
	Development Factor	0.8
	$(3.5 \times 1.9) + (3.5 \times .46 \times .8)$ = 7.9 or 7 units allowed	
Front Yard	10' Modified by LUC 20.45B.055	10'
Rear Yard	15' Modified by LUC 20.45B.055	25' For lots 1-4 per LUC 20.45B.055.B.3(4)

		15' For lots 5-7																								
Side Yard	5' Modified by LUC 20.45B.055	5'																								
2 Side Yards	10' Modified by LUC 20.45B.055	10'-15'																								
Minimum Lot Area	6,500 SF Modified by LUC 20.45B.055	Average: 8,317 SF Smallest: 7,771 SF																								
Maximum Lot Coverage by Structures (percent)	<p>See LUC 20.45B.055.B.3(5) for maximum lot coverage calculations</p> <p>Lot Coverage = .5 x Lot Coverage Factor</p> <p>Lot Coverage Factor = $1 + ((10,000 - \text{actual lot size}) / 10,000)$</p> <p>Modified by LUC 20.45B.055</p>	<p>Lot Coverage by Structures from 39% to 42% of lot area</p> <table> <tr> <th>Lot</th><th>Max Lot Coverage %</th><th>Max SF</th></tr> <tr> <td>1</td><td>39.25</td><td>3,448</td></tr> <tr> <td>2</td><td>40.89</td><td>3,401</td></tr> <tr> <td>3</td><td>41.01</td><td>3,397</td></tr> <tr> <td>4</td><td>42.47</td><td>3,341</td></tr> <tr> <td>5</td><td>42.80</td><td>3,326</td></tr> <tr> <td>6</td><td>39.50</td><td>3,442</td></tr> <tr> <td>7</td><td>40.34</td><td>3,419</td></tr> </table>	Lot	Max Lot Coverage %	Max SF	1	39.25	3,448	2	40.89	3,401	3	41.01	3,397	4	42.47	3,341	5	42.80	3,326	6	39.50	3,442	7	40.34	3,419
Lot	Max Lot Coverage %	Max SF																								
1	39.25	3,448																								
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5	42.80	3,326																								
6	39.50	3,442																								
7	40.34	3,419																								
Impervious Surface (percent)	<p>Maximum Impervious Surface coverage is 50% of total site per 20.45B.055.B.3(6)</p> <p>Modified by LUC 20.45B.055</p>	45 percent of total site area																								
Lot Width	70'	All lots at least 70'																								
Lot Depth	80'	All lots at least 80'																								
Tree Retention	30% of total diameter inches = 30% of 4,003 inches = 1,201 inches	30 percent or 1,223 inches retained																								

1. Structural Lot Coverage

The maximum structural lot coverage is calculated by the equation found in LUC 20.45B.055. Based on the equation, the maximum allowed lot coverage for each lot is noted in the table above and is required to be noted on the final short plat. **See conditions of approval in Section X of this report**

2. Impervious Surface Coverage

Total site impervious surface coverage is limited to 50 percent of the gross site area and includes any private roads. The proposed total site coverage is noted as 45

percent. The maximum impervious surface coverage for each lot is required to be stated on the final short plat per LUC 20.45B.055. **See conditions of approval in Section X of this report**

3. Tree Retention

All trees required to be retained are located within the NGPA tracts. These trees shall be shown on the face of the recorded short plat. As discussed later in this report, replacement planting of trees is proposed on the private lots as part of the project mitigation. These trees are required to be placed into a NGPA easement on the lots. **See conditions of approval in Section X of this report.**

C. CRITICAL AREAS REQUIREMENTS LUC 20.25H

The following impacts are proposed as allowed uses under LUC 20.25H.055 or through a critical area report under LUC 20.25H.230.

- The applicant proposes to reduce the 50-foot top-of-slope buffer from the steep slope along the west property lines of the project site to a minimum of 15 feet at the closest point to accommodate private road construction in Tract A. Road access is an allowed use per LUC 20.25H.055.
- Off-site work to extend public sewer and construct a public trail that impacts a steep slope, 50-foot top-of-slope buffer, and 75-foot toe-of-slope setback. Sewer and trails are allowed uses in LUC 20.25H.055.
- Reduction of the 50-foot top-of-slope buffer to a minimum of 15-feet to remove the buffer from proposed lots four and five. Due to the width of the proposed NGPA that contains the slope buffer and the side yard setback required for zoning, the houses proposed on lots four and five will be no closer to the top-of-slope than 25 feet and 40 feet respectively. This modification of the required 50-foot buffer is requested through the critical areas report process in LUC 20.25H.230.
- Waiver of the 15-foot structure setback from the edge of the stream buffer as allowed under LUC 20.25H.075 for the director to waive the setback on undeveloped sites that demonstrate certain criteria.

The project site has 20,037 square feet of combined critical area buffer on a site that is 104,148 square feet in area. The proposed reduction of the top-of-slope buffer to allow the private road and lot development will remove approximately 1,408 square feet of slope buffer. The remaining slope buffer is 15,013 square feet and when combined with the intact stream buffer the remaining combined buffer area is 18,629 square feet. This area will be placed into a Native Growth Protection Area tract. These tracts are proposed to be enhanced with native planting at a 13:1 ratio of mitigation to impacted area. In addition, mitigation planting is also proposed in drainage tract B as shown on the submitted mitigation plan. All mitigation planting in the NGPA tracts, drainage tract, and on private lots is required to be installed. **See conditions of approval in Section X of this report**

This report discusses impacts under LUC 20.25H.055 and critical areas report LUC 20.25H.230, separately, in the sections below.

1. Environmental Reports and Information

The applicant has prepared the following information related to critical areas on-site:

- i. Geotechnical Engineering Study by Earth Solutions NW LLC dated December 19, 2017 and updated October 24, 2018
- ii. Stream and Wetland Typing by Wetland Resources dated June 11, 2018
- iii. Critical Areas Report by Earth Solutions NW LLC dated June 15, 2018 and updated July 27, 2018
- iv. Critical Areas Report Memo by Wetland Resources dated January 2, 2019
- v. Habitat Assessment per City of Bellevue Habitat Model by Wetland Resources dated June 18, 2018
- vi. Conceptual Mitigation, Maintenance, and Monitoring Plan by ESM Consulting Engineers dated December 30, 2018
- vii. Tree Inventory and Retention Report dated January 5, 2018 and revised, July 30, 2018, October 24, 2018, and January 3, 2019

2. Conformance with Critical Areas Performance Standards for allowed uses in LUC 20.25H.055

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as steep slope critical area, stream, or buffer. LUC 20.25H.055 establishes certain uses which are allowed in critical areas. Uses which are not specifically allowed, require evaluation through a critical area report. Construction of a private road, public sewer main, and public trail are allowed uses and the project proposes to disturb steep slopes, slope buffers, and slope structure setback under the allowed use provisions. The project must meet the following code requirements.

i. Consistency with LUC 20.25H.055.C.2.a

New and Expanded Uses or Development. New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

a. The location of existing infrastructure;

No existing infrastructure exists on the site. The existing public sewer is located off-site in the unimproved right-of-way of NE 32nd St. The proposed lots are at the top of a steep slope critical area that separates the project site from Bel-Red Rd., which is the only improved road adjacent to the site. The proposal avoids this steep slope by having access provided by 164th Ave NE which is proposed to be

improved as part of this application. The onsite private road requires a turn-around which is located in the slope buffer. The proposed improvements of the sewer and trail are primarily located in an existing, unimproved public right-of-way. The sewer connection is the closest sewer connection to the site that was feasible for the applicant to connect to. The proposed trail is mostly located in the area already disturbed by construction for the sewer.

b. The function or objective of the proposed new or expanded facility or system;

The private road is necessary for access and avoids the steep slope adjacent to Bel-Red Rd. The sewer connection is the only feasible connection point and the lots are required to be serviced by sewer. The trail is located in an area already disturbed by construction of the sewer and completes a planned public trail connection.

c. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;

The proposed private road location avoids impacting the steep slope and only impacts a portion of the slope buffer. Placement of the road on the site cannot avoid impacting the slope buffer due to the extent of the buffer on the site.

Many alternatives were explored by the applicant during review of this application to provide the sewer connection for the project. Alternatives included obtaining easements from adjacent property owners, routing the sewer through the stream and wetland parcels to the north of the site, and placing the sewer in the existing right-of-way. The alternative chosen, to locate the sewer in the existing right-of-way, achieves the objective of the proposal with the least impacts to critical areas. The sewer is in the existing dedicated right-of-way, which is intended for public improvements, except for where the sewer is placed in an easement across two properties that are east of 164th Ave NE. This alignment avoids topographic challenges in the right-of-way of NE 32nd St that would have required construction of walls and placement of fill to construct the sewer. The chosen sewer alignment is in a top-of-slope buffer from a steep slope on the two parcels crossed by the sewer. The sewer will still cross this steep slope but will do so at a more perpendicular alignment rather than cutting across the toe-of-slope. The impacts are minimized but cannot be avoided given this is the only sewer connection option available. The public trail proposed is a soft surface trail and is in the right-of-way of NE 32nd St. The trail will be in the area to be disturbed by a temporary construction access for the sewer construction.

d. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and

The only alternative available to further avoid impacts would be to reduce the number of lots proposed or provide septic systems and avoid construction of public sewer. However, septic is not an option for this short plat due to the existence of sewer in the vicinity of the project. The proposal avoids all impact to the stream buffer. The proposal impacts steep slopes, slope buffer, and slope structure setback but is the alternative with least disturbance. Alternatives to improvements or construction methods would not result in substantial reduction of impacts and could increase the impacts proposed. Any other routing options for the sewer would have involved greater disturbance or resulted in substantial cost to obtain and therefore the costs associated with alternatives would be greater as compared to the proposed disturbance from the chosen sewer alignment.

e. The ability of both permanent and temporary disturbance to be mitigated.

The remaining NGPA tracts on the project site are proposed to be fully mitigated which includes the remainder of the slope buffer and the portion of the stream buffer onsite. Impacts in the right-of-way are proposed to be restored. Mitigation and restoration can be found on the submitted project plans in the project file as reference document number 1 and attached.

ii. Consistency with LUC 20.25H.055.C.2.b

New and Expanded Uses or Development. If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:

a. Location and design shall result in the least impacts on the critical area or critical area buffer;

The proposed private road, sewer main extension, and public trail are located to avoid steep slopes and the slope buffer to the maximum extent possible. The design avoids other more valuable critical areas including the off-site stream and wetland and associated buffers.

b. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;

The stream buffer on the project site is entirely avoided and placed into a protected tract. The steep slope along Bel-Red Rd. is avoided by the project obtaining access through an unimproved public right-of-way. The impacts to top-of-slope buffers for the private road and public sewer are minimized by avoiding tree removal and consolidating proposed impacts. A portion of the sewer line is also proposed to be bored in order to avoid impacting significant trees in the right-of-

way.

- c. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;**

No salmon habitat exists on the site or is impacted by the proposal. No species of local importance were documented on the site.

- d. Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer**

No crossings over a stream or wetland are proposed.

- e. All work shall be consistent with applicable City of Bellevue codes and standards;**

As conditioned, the proposed improvements are consistent with City codes and standards.

- f. The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;**

By avoiding the stream buffer and providing mitigation planting in the stream and steep slope buffer, it is not anticipated that the proposal will have an impact on the aquatic area flows, duration or volume, or flood storage capacity, or hydroperiod of the stream off-site. The proposed storm drainage system includes a storage vault to hold and slow the release of storm water over time to maintain the drainage to the stream and wetland off-site.

- g. Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; and**

There is no parking allowed on the private road and any associated equipment is not located in a critical area or buffer.

h. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

The entire stream buffer and the remaining top-of-slope buffer are 18,629 square feet and proposed to be placed into Native Growth Protection Area tracts that will be planted with native vegetation as part of the overall project mitigation plan. Loss of trees on the project site is also proposed to be further mitigated by replanting of trees on the proposed lots. The submitted mitigation plan is conceptual and a final mitigation plan is required to be submitted as part of plat clearing and grading to address the following:

- Verify mitigation planting is based on the total amount of critical areas and buffer being impacted
- Specify planting details on species, quantity, spacing, and plant size which must be at least 9 to 12 feet on center for trees, 4 to 6 feet on center for shrubs, and 2 feet spacing for ground covers.
- Ensure plant quantity is sufficient to achieve the required density and area coverage which for each 1,000 square feet should generally achieve 8 trees, 30 shrubs, and 285 ground covers.
- Separate any areas of temporary disturbance and show how these areas will be restored. Restoration of temporary disturbance is separate from mitigation.
- Maintenance and monitoring of mitigation for five years
- Provide a cost estimate to carry out the mitigation and required monitoring for five years.
- Final review of the project arborist is required to ensure there are no new construction impacts to retained trees from the development and provide mitigation for any impacts.
- The maintenance and monitoring plan with the mitigation plan is also approved as conceptual but needs to be updated to the full five years required.

See conditions of approval in Section X of this report.

3. Conformance with performance standards and requirements for improvements proposed under Critical Areas Report Provisions in LUC 20.25H Art. XII

The project proposes some permanent reductions to steep slope buffers for single-family development. Single-family development in a critical area buffer is not an allowed use addressed under LUC 20.25H.055 and is only allowed through the critical areas report process in Article XII of LUC 20.25H. Per LUC 20.25H.230, a critical areas report can be used where a project site has demonstrated degraded critical areas and buffers and the critical area and buffers can be improved as a result of the project. The submitted documentation shows that the existing site provides habitat but that there is disturbance of the site from past development and from invasive

species. The proposed mitigation is to maintain habitat function and improve the function of the stream buffer by removing invasive species and replanting with native vegetation. Most of the proposed lots are located outside of any buffer or critical area and complies with the requirement for avoidance. The proposed lots are also designed to minimize impacts as the effective structure setback from the top-of-slope for lots four and five will be 25 feet. Most of the site is not within a critical area buffer and the site has no documented species of local importance but does provide habitat value. The proposal removes 127 significant trees in the area of the private lots and road on the project site. The mitigation proposed will provide 18,629 square feet of planting area in the protected Native Growth Protection Area Tracts. The proposal impacts 1,408 square feet of slope buffer but is mitigating a much larger area in order to improve habitat, primarily in the stream buffer on the site.

The following code requirements are applicable to the single-family development proposed that reduces the 50-foot top-of-slope buffer from the steep slope adjacent to Bel-Red Rd.

iii. Consistency with LUC 20.25H.140

Critical areas report – Additional provisions for landslide hazards and steep slopes. In addition to the general requirements of LUC 20.25H.230, the following areas shall be addressed in a critical area report for geologically hazardous areas:

- a. **Site and Construction Plans.** The report shall include a copy of the site plans for the proposal and a topographic survey;
- b. **Assessment of Geological Characteristics.** The report shall include an assessment of the geologic characteristics of the soils, sediments, and/or rock of the project area and potentially affected adjacent properties, and a review of the site history regarding landslides, erosion, and prior grading. Soils analysis shall be accomplished in accordance with accepted classification systems in use in the region;
- c. **Analysis of Proposal.** The report shall contain a hazards analysis including a detailed description of the project, its relationship to the geologic hazard(s), and its potential impact upon the hazard area, the subject property, and affected adjacent properties; and

Refer to the submitted project plans and geotechnical report and updates by Earth Solutions, which is reference document 2, for information that addresses the above report requirements. The geotech reviewed the site for soils and geology, slope stability, and hazards, and found that the soils of the project site are not prone to landslides and that the soils were sensitive to erosion, if exposed. The geotech found that the site did not appear to have been affected by erosion. The geotech found that the proposal is unlikely to affect or impact adjacent properties or the subject site.

- d. **Minimum Critical Area Buffer and Building Setback.** The report shall make a

recommendation for a minimum geologic hazard critical area buffer, if any, and minimum building setback, if any, from any geologic hazard based upon the geotechnical analysis.

The geotech found the site is stable and recommended a minimum 15-foot buffer from the top-of-slope. Based on zoning dimensional structure setback required, no house will be located closer than 25-feet to the top-of-slope.

iv. Consistency with LUC 20.25H.145

Critical areas report – Approval of modification. Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

- a. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;**

The engineer found that the project is “utilizing safe design practices” and that the proposal to reduce the top-of-slope buffer for the proposed residences does not increase the threat of steep slope hazards to adjacent properties.

- b. Will not adversely impact other critical areas;**

The nearby stream and wetland are off-site and will not be impacted by the proposal to reduce the slope buffer. Reduction of the slope buffer helps to avoid the stream buffer by locating development in areas that are less sensitive and have lower functional value.

- c. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;**

The geotech has found that overall slope stability will not be impacted compared to the undeveloped condition based on the proposed construction techniques that do not influence the steep slope.

- d. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;**

The geotech has found that the slope along Bel-Red Rd is man-made and is “stable in its current condition and configuration” and that the proposed reduced buffer from the top-of-slope is “more than necessary” to ensure a safe design. Any proposal to reduce slope buffer or impact steep slopes requires the recording of a Hold Harmless Agreement per LUC 20.30P.170. **See conditions of approval in Section X of this report.**

- e. **The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;**

The applicant submitted a geotechnical report and updates prepared by Earth Solutions LLC which are found as reference document 2. The engineer found that the proposal will not adversely affect the existing slopes or stability of adjacent slopes or structures.

- f. **Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and**

The geotech has provided geotechnical recommendations and best management practices found in their reports. These recommendations are required to be incorporated into the project. **See conditions of approval in Section X of this report.**

- g. **The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.**

The proposal does not impact habitat associated with species of local importance and restores habitat within the designated Native Growth Protection Area tracts. The proposal will not inhibit the opportunity for any species of local importance to occupy the critical areas and will improve vegetation quality by removing invasive species and increasing vegetation diversity.

4. Conformance with code requirements applicable to the entire project

The following performance standards are applicable to the entire project for allowed uses or reduction of the slope buffer proposed through a critical area report.

v. Consistency with LUC 20.25H.125

Performance standards – Landslide hazards and steep slopes. In addition to generally applicable performance standards set forth in LUC 20.25H.055, development within a steep slope critical area or top-of-slope buffer shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that

require regular and periodic maintenance to maintain their level of function.

- a. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**

The only disturbance proposed to a steep slope by the project will be a temporary disturbance to the steep slope located off-site on the property at 3048 164th Pl. NE to install public sewer. The proposal to reduce the 50-foot top-of-slope buffer for lots four and five avoids the steep slope critical area which is off-site, in the City's right-of-way. Most of the project site is located outside of the slope buffer but existing topography is maintained on the lots as much as is feasible.

- b. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

The proposal entirely avoids impacts to the stream buffer on the project site and exiting vegetation in the buffer will not be disturbed. The steep slope along Bel-Red Rd. is also avoided and will remain vegetated. The proposed lots are at the minimum lot width and depth in order to reduce lot area and minimize impacts by locating development in the area of the site outside any buffers. The proposal includes installation of vegetation in all proposed NGPA tracts which will improve the vegetation in the stream buffer as well as the reduced slope buffer. The construction of the sewer line includes boring to avoid impacts to significant trees in the right-of-way. The proposed trail is a soft surface path that will enable it to meander around vegetation in the right-of-way.

- c. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**

Per the engineer, the proposal will not increase the buffer from any slope that is necessary on neighboring properties or result in a greater risk based on the location of existing development in relation to the steep slopes.

- d. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;**

The engineer found that the plans proposed mostly maintain the natural topography and that the use of walls may not be needed.

- e. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**

The project is designed to avoid placement of impervious surfaces within critical

areas and buffers as much as possible. The clustering of the residential units places most of the proposed lots outside of critical areas and buffers. The alignment choices of the private road are limited, but the road has been located to have the least impact on the slopes as possible by being perpendicular to the slope rather than parallel.

- f. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;**

Per the engineer, this site is designed such that topographic modification is minimal and that major changes to the grade outside of the building footprints are not proposed.

- g. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**

The engineer found that the proposed house construction methods will utilize building foundation walls for retention rather than freestanding rockeries.

- h. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;**

No structures are proposed to be constructed on steep slopes. The only disturbance to a steep slope is for construction of a sewer line that will cross the steep slope located off-site, on a separate property that is providing an easement.

- i. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**

No structure or parking uses are proposed on slopes in excess of 40 percent.

- j. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

A mitigation plan has been provided which provides mitigation planting in all NGPA tracts. In addition, replacement of trees is proposed on the future private lots to

maintain habitat function of the site. Planting is shown on the lots 1-4 as part of the mitigation for the project. This planting area is required to be placed in a NGPA easement across these lots with the width of the easement based on the root protection area needed for the proposed trees, as recommended by the project arborist. Per LUC 20.25H.030, the director may require an NGPA easement as part of any proposal to reduce critical area buffer that is associated with a short subdivision. Any disturbance for construction in the right-of-way for sewer or the trail has restoration also provided. **See conditions of approval in Section X of this report.**

IV. **PUBLIC NOTICE AND COMMENT**

Application Date:	January 26, 2018 (LN) February 14, 2018 (LO)
Notice of Application:	March 8, 2018
Public Notice Sign:	March 8, 2018
Minimum Comment Period:	March 22, 2018

The project was publicly noticed in the City's weekly permit bulletin and the Seattle Times and public notice signs were posted on March 8, 2018. There were numerous comments received, mostly from property owners in vicinity of the proposed short plat and those adjacent to the unimproved right-of-ways that are proposed to be improved as part of this proposal. **See all public comments received as reference document seven.** The public notice period included both the Short Plat and Critical Areas Land Use Permit and comments were received concerning the proposal. The comments are summarized and organized by topic below with responses following.

A. Use of Public Right-of-Way

Concerns submitted were regarding the proposed improvement of the public right-of-way and loss of privacy from removal of vegetation and potential for the public to access the right-of-way. The applicant proposes to construct access for the short plat by improving the unimproved right-of-way of 164th Ave NE to reach the project site. This act will remove vegetation in the right-of-way and change the nature of what has existed for decades. The proposed use of the right-of-way to provide a road is the intended use of the right-of-way and is the reason areas are designated for right-of-way. An undeveloped right-of-way may not always remain undeveloped. The proposed use of 164th Ave NE avoids disturbance of the steep slope along Bel-Red Rd which was also a concern noted. The applicant has the right to use the right-of-way to provide a road and sewer which is the intended use of the right-of-way. A trail is also proposed in the right-of-way of NE 32nd St., to complete the trail connection anticipated in the City's Pedestrian Bike Plan to provide a safe walk Ardmore Elementary School. A trail was not originally proposed but during review it became reasonable to require one given the impacts from the sewer construction would already impact the same area of the right-of-way that the trail would be located within. People cutting across private property to reach this trail is a concern but one that does not prohibit construction of the trail or prevent approval of this short plat as measures can be taken to prevent access where it is not allowed.

B. Traffic

Concerns submitted were regarding increased traffic using NE 30th St. The applicant has the right to use the public right-of-way. The seven lots proposed are a net increase of five lots as there are two existing properties that form the project site. An additional five houses that generate five new trips in the PM peak hour above what could be expected is not a substantial increase in vehicle trips. See the transportation section of this staff report for more information on road improvements.

C. SEPA Exemption

The proposal is to construct seven lots for seven residential homes and all associated infrastructure related to these lots which is exempt from SEPA review per WAC 197-11-800 and the City of Bellevue Environmental Procedures Code 22.02.

D. Impacts from Development to Trees and Habitat

Concerns submitted were regarding the extent of tree removal and impacts to habitat. The project complies with the requirements for tree retention. Much of the site is not within a protected critical area and while the vegetation provides potential habitat no species of local importance were found. To maintain habitat potential, the proposed Native Growth Protection Area Tracts are proposed to be planted with vegetation that will provide 18,629 square feet of planting and includes 105 trees per the conceptual mitigation planting plan.

E. Stream and Wetland Typing and Location

Comments submitted concerned the extent of wetlands and stream. The applicant obtained a biologist to verify the typing of the stream and wetland and confirm that these features are located off-site as confirmed in the Stream and Wetland Typing Report found as reference document 4 of this report.

F. Drainage and Impacts to Stream and Wetlands

Concerns submitted were regarding drainage onto downstream properties and will lead to increased water accumulation as a result of this proposal. The project is subject to the drainage requirements in the City's Utility codes. These codes require that the proposal hold and release storm water at a rate comparable to that prior to development and also maintain hydrology and ecological functions of any downstream receiving bodies such as the stream and wetland identified to the north of the project site. The project is providing a storm water vault to collect and hold stormwater and meter the water out at the same rate as if the site were not developed. The proposal does not increase the amount of water that will fall on the property. However new impervious surface can cause water to not infiltrate which is addressed by the storm water collection system into the vault. This system is to ensure water does not cause the concerns mentioned but also ensure that water does not run to the steep slope on the site which would be an issue for slope stability that is necessary to avoid. The proposed storm drainage system has been found to be feasible by the Utility department review to grant approval of a preliminary short plat. The project will need to provide the engineering to show the storm system will function under the infrastructure permit phase. The current project is only required to demonstrate the proposed drainage plan is feasible at the current stage of the project which is the intended process per Land Use Code 20.45B.180. The project is required to hold and release storm water at a rate comparable to that prior to development and also maintain hydrology and ecological functions.

The project keeps the streams and their steep sloped banks intact and will not change drainage patterns. The project is governed by the code requirements in place and cannot be required to avoid problems or issues that only have potential to become an issue.

G. Slope Stability and Impacts to Steep Slopes

Concerns submitted were in regard to the stability of the steep slope along Bel-Red Rd that the proposed lots are near and about the steep slope adjacent to the proposed sewer main and the unimproved right-of-way of NE 32nd St. The only proposed impact to a steep slope is the temporary disturbance for the construction of the sewer. No other steep slopes are proposed to be impacted and vegetation will be left in place on the slopes. The project geotechnical engineer has reviewed the proposed plans and provided recommendations for ensuring the site and slopes are stable during construction. The recommendations are required to be employed by condition of approval in this staff report. **See conditions of approval in Section X of this report.**

V. TECHNICAL REVIEW

A. CLEARING & GRADING

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff has approved the application. **See Conditions of Approval in Section X of this report.**

B. UTILITIES

The plans generally conform to the requirements applicable to this stage of the design process. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the feasibility of this project. Future Utilities permit applications for this development must comply with Bellevue Codes 24.02, 24.04 and 24.06.

- **Surface Water**

The applicant has proposed a detention and water quality facility to mitigate storm water runoff and treatment from the site. A storm water outfall draining to the public storm system located in NE Bellevue-Redmond Rd. is proposed.

- **Water**

Water will be extended via 8" public water main from NE 30th St through 164th Ave NE public roadway constructed for the project. There is enough capacity to serve the site from the water main in NE 30th St.

- **Sewer**

Sewer main is proposed to be extended from a public sewer main located in unopened right of way in NE 32nd St.

See Conditions of Approval in Section X of this report.

C. TRANSPORTATION REVIEW

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

1. Site Access

The proposed seven lot short plat is comprised of two existing vacant lots with no existing development or access. The current site is bordered by single family residences to the north and south, NE Bellevue-Redmond Road to the west, and 164th Avenue NE unimproved right-of-way to the east.

Access to Lots 1-7 will be from a single private road placed in Tract A off of the west side of 164th Avenue NE. The private roadway shall be a minimum of 20 feet wide with curb and gutter, a minimum 5-foot sidewalk on the south side of the road, and a vehicle turnaround facility per the COB Transportation Design Manual at the west end of the road. Tract A shall have a minimum width of 25.5 feet. No other access connection to city right-of-way is authorized. Each lot's proposed driveway shall have a minimum width of 10 feet and a minimum length of 20 feet.

164th Avenue NE is a local street that is currently unimproved, with a 30-feet of right-of-way width extending from the NE 32nd Street unimproved right-of-way to NE 30th Street. This project will construct roadway improvements on 164th Avenue NE from the project site to NE 30th Street. Roadway improvements include a minimum 20-foot wide pavement width, concrete curb and gutter, and a 6-foot wide concrete sidewalk on the west side of the road from NE 30th Street to approximately 100-feet north of the project private access road (Tract A). Bollards meeting City of Bellevue's requirements will be installed at the north end of this roadway section to restrict vehicular access (except for maintenance vehicles) to the north of this roadway section.

A maintenance access road will be constructed to the north as an extension 164th Avenue NE with a minimum 16-foot wide pavement width from the north end of the 20-foot wide roadway section extending for approximately 110-feet to the north.

A turnaround facility will be provided at the intersection of the private access road (Tract A) and 164th Avenue NE to accommodate turnaround maneuvers for vehicles traveling on 164th Avenue NE. The turnaround facility shall be designed per the Transportation Design Manual Standard Drawings.

Access to the three existing single-family residences located to the south of the project site is currently provided via a shared private access easement road off of NE 30th Street. This private access road is located to the west of the 164th Avenue NE right-of-way. With the construction of roadway improvements on 164th Avenue NE, access for these three residences will be reconfigured and a new driveway per City of Bellevue Transportation Design Manual Standards will be constructed for each lot off of 164th Avenue NE. The existing shared access road will be removed from NE 30th Street.

Pedestrian access will be provided along 164th Avenue NE via a 6-foot wide sidewalk located on the west side of street extending from NE 30th Street to the maintenance access road. The 16-foot wide maintenance access road will then be used by pedestrians to connect to a 6-foot wide soft surface pedestrian trail that will be constructed from the north end of the maintenance access road to NE 32nd Street unimproved right-of-way and along NE 32nd Street connecting to the intersection of NE 32nd Street and 165th Place NE. This new pedestrian route will provide access from NE 30th Street to the nearby Ardmore Elementary School located on NE 32nd Street.

NE 30th Street is a two-lane road classified as a collector arterial road with existing sidewalks and planter strips on both sides of the road. The intersection of NE 30th Street and 164th Avenue NE will be constructed per COB Transportation Design Manual requirements. The existing private access connection on NE 30th Street that serves the existing three residences located to the south of the project site will be removed and replaced with sidewalk, landscaping and new curb and gutter matching the adjacent roadway improvements. The existing crosswalk located approximately 50-feet west of 164th Avenue NE will be removed and relocated to the west leg of the intersection of NE 30th Street and 164th Avenue NE.

NE Bellevue-Redmond Road is a three-lane road classified as a major arterial road with paved shoulders and a drainage ditch along the property frontage. In order to preserve the critical areas along the project site, no improvements will be constructed on this road, and no project access connection will be provided on NE Bellevue-Redmond Road. Dedication of 10-feet of right-of-way is required along the west portion of the property frontage on NE Bellevue-Redmond Road from the north property line to approximately 185 feet south matching the existing City right-of-way to provide for future roadway improvements. Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

2. Street Frontage Improvements and Private Road Requirements

The Caymus Ridge 7-lot short plat is located on the west side of unimproved 164th Avenue NE right-of-way and bordered by single family lots to the north and south, and NE Bellevue-Redmond Road to the west. 164th Avenue NE local street is currently unimproved with 30-feet of right-of-way width extending from NE 30th Street to the north to NE 32nd Street unimproved right-of-way. NE Bellevue-Redmond Road is a three-lane road with paved shoulders and a drainage ditch along the property frontage.

The project street frontage improvements on 164th Avenue NE include:

- Construct a new public local street in the unimproved 164th Avenue Right of Way; provide a minimum 20-foot wide roadway pavement width and install concrete curb and gutter and 6-foot wide concrete sidewalk on the west side of the road from NE 30th Street to approximately 100-feet north of the project private access road. Install signage and traffic control devices (i.e., bollards, etc.) at the north end of the 164th Avenue NE roadway section to restrict vehicular access (except for maintenance vehicles) to the north of this roadway section meeting City of Bellevue's requirements. Provide a 2-foot wide paved shoulder on the east side of the road and install fogline pavement markings at the edge of the NB travel lane (between the travel lane and shoulder area).
- Construct a retaining wall integrated with concrete jersey barrier on the east side of the road as needed per City requirements, with associated easements, that allows the required roadway improvements to be built. Provide minimum 2-foot separation from the face of the jersey barrier to fogline pavement markings. All walls supporting street frontage infrastructure shall meet City of Bellevue standards. The City retains the right to review and specify the type of retaining wall and to require a third-party structural review.
- Construct a hammerhead turnaround facility at the intersection of the project private road (Tract A) and 164th Avenue NE per City of Bellevue Transportation Design Manual.
- Install ADA compliant sidewalk ramps per City of Bellevue Standards at the northwest and southwest corners of the intersection of 164th Avenue NE and the private access road (Tract A).
- Construct a residential driveway on 164th Avenue NE for each existing residential lot located to the south of the site per Transportation Design Manual requirements.
- The intersection of 164th Avenue NE and NE 30th Street shall be designed per Transportation Design Manual requirements with the appropriate curb radius and ADA compliant sidewalk ramps. The proposed north leg and the existing south leg of the intersection must be aligned.
- Construct a maintenance access road on 164th Avenue NE with a minimum 16-foot wide pavement width from the north end of the 20-foot wide roadway section extending for approximately 110-feet to the north. This section of the road will be used by pedestrians to access the proposed trail that will be constructed at the north terminus of this roadway section. Provide an ADA compliant asphalt transition ramp from end of the sidewalk to this paved roadway section.

- Provide street lighting along 164th Avenue NE and at the intersection of 164th Avenue NE and NE 30th Street meeting City of Bellevue's standards per BCC 14.60.210. An AGI analysis will be required to verify that minimum light levels are met.
- Install pavement markings and signage (i.e., No Parking on both sides of the road, Stop Sign, Street Names, Dead End, pedestrian/trail related signs, etc.) on 164th Avenue NE.
- Vehicle and pedestrian sight distance requirements must be met per BCC 14.60.240 and 14.60.241 at the intersections of the private road and 164th Avenue NE, 164th Avenue NE and NE 30th Street, and residential driveways. Vertical as well as horizontal line of sight must be considered.
- Stopping sight distance for the new 164th Avenue NE public local street shall meet AASHTO requirements.
- Safety railings must be provided and installed by the developer when warrants for safety railing are met per Transportation Design Manual requirements.
- Any overhead utilities within the plat or 164th Avenue Right-of-Way must be undergrounded.

The project street improvements on NE 30th Street include:

- Install new ADA compliant curb ramps on the northwest and northeast corners of the intersection of 164th Avenue NE and NE 30th Street per City of Bellevue Standards at the relocated crosswalk location. Improvements to the southwest corner of the intersection may also be required in association with the relocation of the crosswalk in order to provide an ADA compliant pedestrian ramp(s) and crossing.
- Remove the existing pedestrian crossing (crosswalk, sidewalk ramps, school crossing signs, etc.) on NE 30th Street located approximately 50-feet to the west of 164th Avenue NE and replace with new planter strip, sidewalk, and curb and gutter matching the existing adjacent roadway improvements on both sides of the street. Install a north-south pedestrian crossing with crosswalk pavement markings on the west leg of the intersection at 164th Avenue NE and install school crossing signs.
- Install stop sign and stop bar on 164th Avenue NE per City of Bellevue Standards for the southbound direction at NE 30th Street, and a crosswalk if warranted.
- Remove the existing private access connection on NE 30th Street that serves the existing three residences located to the south of the project site and replace with new sidewalk, landscaping, and curb and gutter matching the adjacent roadway improvements.
- Replace and install signage (school crossing signs, etc.) on NE 30th Street per City of Bellevue Standards.
- Curb and gutter shall be replaced if damaged or deficient, as required by the right of way inspector.

Private access road improvements include:

- Construct a private road with a minimum 20-foot wide pavement width with 5-foot wide sidewalk, and curb and gutter along the south side of the road contained within a minimum 25.5-foot wide access easement/Tract A.

- Driveway approaches are not to exceed a 10% slope for a distance of 20 feet behind the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Construct a vehicle turnaround facility at the west end of the private road per Transportation Design Manual requirements.
- Construct residential driveways per Transportation Design Manual requirements (minimum 10-foot driveway width and minimum 20 feet driveway length).
- Sight distance requirements must be met per standard drawing RL-100-1 and RL-120-1.
- Private road grade shall be limited to a grade of 10% or less for the 20 feet past the back of the driveway approach and shall be limited to a maximum of 15% thereafter.

NE Bellevue-Redmond Road:

- There are currently no planned City roadway improvement projects for the section of the NE Bellevue-Redmond Road along the property frontage. In order to protect the critical areas along the property frontage on NE Bellevue-Redmond Road, no roadway improvements are required along this roadway frontage, however, dedication of 10-feet of right-of-way is required from the north property line to approximately 185 feet south matching the existing City right-of-way.

Pedestrian trail improvements include:

- Construct a 6-foot wide soft-surface pedestrian trail extending from the north end of the maintenance access road on 164th Avenue NE to NE 32nd Street unimproved right-of-way and along NE 32nd Street connecting to the intersection of NE 32nd Street and 165th Place NE. The pedestrian trail shall be constructed per City of Bellevue Standard Detail PK-TR-02. Trail alignment will be determined in the field during clearing and grading permit review.

The design of the improvements and the final engineering plans showing those site improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

3. Easements

The applicant shall provide easements to the City as needed to encompass the full required width of any sidewalks located outside the City right of way and for any additional maintenance needs by the City.

- Provide a public access easement to the City along the 164th Avenue NE frontage of the three existing lots located south of the project site.

4. Right of Way Dedication

To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development, and to accommodate future roadway improvements, the developer is required to dedicate the following right-of-way:

- Dedicate right-of-way along the entire east property line frontage on 164th Avenue NE needed to encompass the required roadway improvements including but not limited to the hammerhead turnaround at the intersection of the private access road (Tract A) and 164th Avenue NE, ADA sidewalk ramps, etc.
- Dedicate 10-feet of right-of-way along NE Bellevue-Redmond Road property frontage from the north property line to approximately 185 feet south matching the existing City right-of-way.

5. Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

6. Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site NE 30th Street is classified as Grind/Overlay required. The minimum pavement restoration will be a grind and overlay for 50 feet as specified in the right-of-way use permit. Standard trench restoration is required on 164th Avenue NE local street.

7. Sight Distance

The site access (private road/Tract A), driveways, and intersection design (NE 30th Street at 164th Avenue NE) shall meet the sight distance requirements of BCC 14.60.240 and BCC 14.60.241. Vegetation shall be trimmed as needed within the sight triangle.

8. Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Caymus Ridge Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

See Conditions of Approval in Section X of this report for Transportation conditions.

D. Fire

The Fire Department has reviewed and approved the application. The access Tract A for the short plat is required to be marked as a fire lane per Bellevue standards. **See conditions of approval in Section X of this report.**

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The proposal to construct seven lots for seven residential homes and all associated infrastructure is exempt from SEPA review per WAC 197-11-800 and the City of Bellevue Environmental Procedures Code 22.02.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

There were numerous alternatives explored by the applicant for the sewer connection required. Based on the final sewer alignment it was determined that a public trail was feasible to construct as the disturbance necessary for the sewer construction in the right-of-way of NE 32nd St was such that the trail would not cause further disturbance. The amount of mitigation provided was required to be increased to ensure all off-site impacts were restored and to maintain habitat potential for the site.

VIII. DECISION CRITERIA

A. 20.25H.075.D.3 STRUCTURE SETBACK MODIFICATION

The Type-N stream off-site has a 50-foot buffer that extends onto the project site. There is also a 15-foot structure setback required from the buffer. No above grade structures are proposed in the setback, but the setback will be disturbed by the proposed Tract B for the storm water vault. The Director may waive or modify the structure setback on an undeveloped site as part of the permit or approval for the underlying proposal if the applicant demonstrates that:

- a. Water quality, or slope stability as documented in a geotechnical report, will not be adversely affected;**

The proposed storm system will collect water and direct it to storm vault which then drains to the system in Bel-Red Rd and the stream and wetland nearby. Site drainage is discussed and recommended in the project geotechnical report. The drainage system will address water quality and flow control.

- b. Encroachment into the structure setback will not disturb habitat of a species of local importance within a critical area or critical area buffer;**

Species of local importance were not identified in the stream setback area in the submitted habitat assessment which is reference document 5.

- c. Vegetation in the critical area and critical area buffer will not be disturbed by**

construction, development or maintenance activities and will be maintained in a healthy condition for the anticipated life of the development; and

No disturbance of the stream buffer is proposed, and existing vegetation will remain except for invasive vegetation that will be removed and replaced with native vegetation as part of the mitigation plan proposed.

- d. Enhancement planting on the boundary between the structure setback and the critical area buffer will reduce impacts of development within the structure setback.**

Mitigation planting is proposed in the entire 50-foot stream buffer per the mitigation plan found in the project plans as reference document 1.

B. 20.25H.255(B) CRITICAL AREAS REPORT DECISION CRITERIA

The Director may approve, or approve with modifications, the proposed modification to the steep slope buffer where the applicant demonstrates:

- 1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

Finding: The slope buffer on the site and the site in general has significant tree coverage but is degraded by invasive vegetation and lacks expected vegetation in the understory. The remaining slope buffer and all of the stream buffer on the project site is proposed to be planted with native vegetation incorporated with existing vegetation that is retained. The improved vegetation, especially in the stream buffer will provide diversity that is an improvement for wildlife habitat and slope stability. The proposed vegetation will provide a dense planting buffer between the proposed development and the critical areas.

- 2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

Finding: The vegetation on the steep slope and in the slope, buffer protect slope stability but also provide habitat which is the important function of this site. By increasing the plant species and diversity within the shrub layer, replacing removed trees and adding trees where they are missing, the slope and stream buffers will provide better shelter and a more diverse food source as well as a small vegetated corridor that connects to the off-site wetland.

- 3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced**

regulated critical area buffer;

Finding: The proposed storm water system combined with the vegetation planting proposed will maintain and improve water quality on the site. The proposal will also provide LID features to reduce stormwater runoff.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Finding: Mitigation planting is required to be maintained and monitored for five years. Installation of mitigation planting will be required to occur as part of the short plat infrastructure construction. Sureties will be required to ensure installation and maintenance which will be based on the cost estimate of plants and materials for the mitigation planting. The installation performance surety will be released upon Land Use inspection which verifies plants were installed per plan. The maintenance surety will be released after five years assuming restoration has been successful per the submitted maintenance and monitoring provisions. **See Conditions of Approval in Section X of this report.**

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: The proposed reduction of the slope buffer is a small portion of the site and is a relatively small portion of the total buffer area. The amount of mitigation planting proposed is a much larger area than that impacted and will not be detrimental to the function and value of the slope buffer.

6. The resulting development is compatible with other uses and development in the same land use district.

Finding: The proposal to construct seven single-family homes is compatible with the residential uses in this land use district.

C. 20.30P.140 CRITICAL AREAS LAND USE PERMIT DECISION CRITERIA

The Director may approve, or approve with critical area and critical area buffer modifications an application for a Critical Areas Land Use Permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant must obtain development permits to construct all of the proposed infrastructure and houses which include clearing and grading, utility, building, and other permits. Plans submitted for the development permits must reflect the plans reviewed under this approval. **See Conditions of Approval in Section X of this report.**

- 2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

Finding: The proposal is consistent with required performance standards for projects in steep slope critical areas. The development has been located on the least sensitive area of the site to minimize impacts to the slope buffer and avoid the stream buffer. The proposed construction of the sewer is in existing City right-of-way which is already anticipated and intended for road and utility improvements. The sewer line construction avoids and minimizes impacts through the alignment proposed. The proposed trail in the right-of-way is in the same location disturbed by the sewer construction and will provide an anticipated pedestrian connection. Plans submitted under the clearing and grading permit for the trail will need to finalize and confirm the extent and design of the trail proposed and confirm and address avoidance of exiting trees and protection as recommended by the project arborist. Additional tree removal related to construction of the trail must be avoided and if removal is necessary then replacement will be required. **See Conditions of Approval in Section X of this report.**

- 3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

Finding: As discussed in Section IV of this report, the applicable performance standards of LUC Section 20.25H are being met.

- 4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

Finding: The site will be adequately served by existing public facilities and will construct new public improvements for road and sewer.

- 5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

Finding: The submitted mitigation plan proposes to enhance the NGPA tracts on the project site which are the remaining slope buffer and the stream buffer. The plans submitted with the clearing and grading permit needs to provide specific planting information to ensure that sufficient density is provided as stated previously. Maintenance and monitoring will occur for a 5-year period per the schedule and goals stated in the plan. Mitigation planting installation and maintenance and monitoring will be guaranteed by an installation surety which will be released after plant installation and a maintenance surety will be held for a 5 year period. The plans must also provide similar planting information for restoration of temporary disturbance resulting from sewer and trail construction. **See conditions of approval in Section X of this report.**

6. The proposal complies with other applicable requirements of this code.

Finding: The proposal complies with all other applicable code requirements as approved or conditioned.

D. 20.45B.130 PRELIMINARY SHORT PLAT DECISION CRITERIA

The City may approve or approve with modifications a preliminary short plat if:

1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.

Finding: As discussed, the project preserves critical areas and provides for drainage, streets, pedestrian access, trail creation, and extension of public utilities. The proposal is not detrimental to the public health, safety or general welfare and enhances these by creating additional road and pedestrian access for a safe route to school and allows for neighboring properties currently on septic systems to connect to sewer.

2. The public interest is served by the short subdivision.

Finding: The preliminary short plat serves the public interest by increasing the supply of homes in accordance with the Comprehensive Plan, by ensuring that environmental impacts are mitigated, by ensuring compliance with Land Use Code requirements and conformance with Comprehensive Plan policies, and by meeting the intent of a conservation short subdivision by clustering the development on the site to avoid the most significant critical areas.

3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.

Finding: The preliminary short plat considers the physical characteristics of the site by avoiding steep slopes and the stream buffer and placing these areas into Native Growth Protection Areas. In addition, significant vegetation is preserved and protected on the site and in the unimproved right-of-way. The site is proposed for development on the locations which are the most buildable and the project has used the flexibility provided in the Land Use Code to limit impacts. The proposed sewer is aligned to avoid slope impacts and vegetation impacts.

4. The proposal complies with all applicable provisions of the Land Use Code, BCC Title 20, the Utility Codes, BCC Title 24, the City of Bellevue Development Standards.

Finding: As conditioned by this decision, the proposal complies with all applicable codes and standards as discussed previously in this report. **See conditions of**

approval in Section X of this report.

5. The proposal is in accord with the Comprehensive Plan, BCC Title 21.

Finding: The site is located in the Crossroads Subarea, and designated Single-Family Medium Density (SF-M) per the Comprehensive Plan. The overall density of the proposal complies with the site's SF-M designation as well as the density limits of the critical areas code in LUC 20.25H. The proposal is supported by the following policies of the Comprehensive Plan.

Crossroads Subarea Policies

POLICY S-CR-4. Ensure that any development of remaining vacant land in Crossroads is compatible with surrounding uses.

POLICY S-CR-21. Construct and operate city-owned streets, sidewalks, paths, trails, and other transportation facilities to preserve and maintain public safety.

POLICY S-CR-28. Develop a safe, balanced circulation system that accommodates both motorized and nonmotorized users in the planning, design, and implementation of transportation projects.

POLICY S-CR-36. Discourage new vehicular access routes from Bellevue-Redmond Road into the existing developed Sherwood Forest neighborhood.

POLICY S-CR-40. Preserve sufficient existing natural vegetation along Bellevue Redmond Road to maintain the existing wooded character of the Sherwood Forest neighborhood.

POLICY S-CR-41. Limit access to Bellevue-Redmond Road to those points which enhance traffic safety and minimize disruptions to circulation.

POLICY S-CR-58. Single family - medium density residential development is appropriate in the northeastern portion of District A as a compatible land use with the existing Sherwood Forest residential neighborhood to the southeast.

Environmental Policies

POLICY EN-19. Retain existing open surface water systems in a natural state and restore conditions that have become degraded.

POLICY EN-31. Protect geologically hazardous areas, especially forested steep slopes, recognizing that these areas provide multiple critical areas functions.

Land Use Policies:

POLICY LU-5. Accommodate adopted growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period and plan for the

additional growth anticipated by 2035.

POLICY LU-6. Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

Transportation Policies:

POLICY TR-4. Incorporate transit-supportive and pedestrian-oriented design features in new development through development review.

POLICY TR-105. Implement the Pedestrian and Bicycle Transportation Plan and prioritize projects that:

1. Address safety issues;
2. Provide access to activity centers;
3. Provide access to the transit and school bus systems;
4. Complete and connect planned pedestrian or bicycle facilities;
5. Develop primary north-south and east-west bicycle routes through the city;
6. Improve multimodal level of service along travel corridors; and
7. Serve residents who have special accessibility needs.

Utility Policies:

POLICY UT-32. Require wastewater connections for all new development, including single family plats, unless otherwise allowed by state or county regulations.

The proposed single-family development of vacant land is compatible with the surrounding residential uses (POLICY S-CR-4 and POLICY S-CR-58). The proposal provides a new trail connection for pedestrian use that fulfills a trail connection of the City's Ped/Bike Plan (POLICY S-CR-21, POLICY S-CR-28, and POLICY TR-105).

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance, however requests for modifications to the requirements of Part 20.25H, where allowed under the provisions of that Part, may be considered together with an application for a plat so long as the resulting lots may each be developed without individually requiring a variance.**

Finding: Each lot can be developed in compliance with the site development plans, which do not require a variance. The property is subject to the Critical Areas Overlay (Part 20.25H), and critical areas on site are being placed into separate Native Growth Protection Area tracts. A steep slope buffer is being reduced by the proposal as discussed in this report. **See conditions in Section X for restrictions on future variances.**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: All necessary utilities and access are available to the property. The applicant is constructing a new public road in the unimproved right-of-way of 164th Ave NE and a public trail connection in the unimproved right-of-way of NE 32nd St. Public sewer is being extended to connect the site to sewer in NE 32nd St. All utility and road construction will be required to be permitted and engineered to meet the requirements of applicable codes.

IX. CONCLUSION AND DECISION

After conducting the various administrative reviews associated with this proposal, including Land Use consistency, and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit to allow reduction of a 50-foot top-of-slope buffer for short plat development, and disturbance of a steep slope, 50-foot top-of-slope buffer, and 75-foot toe-of-slope setback for construction of public sewer and public trail.

In addition, after conducting the various administrative reviews associated with this proposal, including Land Use consistency and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Preliminary Conservation Short Subdivision.

Note- Expiration of Approval of Critical Areas Land Use Permit: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a clearing and grading permit or other necessary development permits within one year of the effective date of the approval. Request for extensions are per LUC 20.30P.155.

Note - Expiration of Approval of Preliminary Short Plat: In accordance with LUC 20.45B.150 a preliminary short plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

X. CONDITIONS OF APPROVAL

Codes & Ordinances

The applicant shall comply with all applicable Bellevue City Codes and ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Tom Mcfarlane, 425-452-5207
Construction Codes- BCC Title 23	Bldg. Division, 425-452-6864
Fire Code- BCC 23.11	Derek Landis, 425-452-4112
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350

Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350
Transportation Code- BCC 14.60	Fay Schafi, 425-452-4574
Right of Way Use Code- BCC 14.30	Tim Stever, 425-452-4294
Utility Code- BCC Title 24	Mark Dewey, 425-452-6179

A. GENERAL CONDITIONS

The following conditions apply to all phases of development.

1. Variance Restriction

Approval by the City of this short plat is a determination that each lot can be reasonably developed in conformance with the Land Use Code in effect at the time of this approval without requiring a variance. No future variance application will be accepted.

PERMIT: 18-103735-LN
AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Reilly Pittman, Development Services Department

2. Obtain Permits

The applicant shall obtain all other permits for infrastructure, utilities, building and other improvements. No construction may commence until the appropriate permit is issued.

PERMIT: 18-103735-LN and 18-104608-LO
AUTHORITY: Land Use Code 20.30P
REVIEWER: Reilly Pittman, Development Services Department

3. Utilities Conceptual Approval

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (UE). A water, sewer and storm Developer Extension Agreement will be required for the project to construct final short plat utility infrastructure for the site. Final short plat will be approved only after final inspection approval and UE acceptance. Public water and sewer easements will be required. Private drainage easements will be required. The detention and water quality system will be privately owned and maintained by the home owner's association.

PERMIT: 18-103735-LN
Authority: Bellevue City Code 24.02, 24.04, 24.06
Reviewer: Mark Dewey, Utilities Department

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. Clearing and Grading Permit Required

Approval of this Critical Areas Land Use Permit does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval

PERMIT: 18-104608-LO

AUTHORITY: Land Use Code 20.30P.140; Clearing & Grading Code 23.76.035

REVIEWER: Tom McFarlane, Development Services Department

2. Geotechnical Review

The project geotechnical engineer must review the final construction plans, including all foundation, retaining wall, shoring, and vault designs. A letter from the geotechnical stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

PERMIT: 18-104608-LO

AUTHORITY: Clearing & Grading Code 23.76.050

REVIEWER: Tom McFarlane, Development Services Department

3. Geotechnical Inspection

The project geotechnical engineer must provide geotechnical inspection during project construction, including monitoring and testing of soil cuts and fill, subgrades for foundations and footing, utility trench backfill, and any unusual seepage, slope, or subgrade conditions.

PERMIT: 18-104608-LO

AUTHORITY: Clearing & Grading Code 23.76.050

REVIEWER: Tom McFarlane, Development Services Department

4. Turbidity and pH Monitoring Required

A turbidity and pH monitoring plan must be submitted and approved prior to issuance of the clearing and grading permit, and the plan must be implemented during site work. The plan must be developed and implemented in accordance with the Turbidity & pH Monitoring Requirements contained in the Bellevue Clearing & Grading Development Standards.

PERMIT: 18-104608-LO

AUTHORITY: Clearing & Grading Code 23.76.160

REVIEWER: Tom McFarlane, Development Services Department

5. Rainy Season Restrictions

Due to the presence of critical areas on the site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

PERMIT: 18-104608-LO
AUTHORITY: Clearing & Grading Code 23.76.093.A
REVIEWER: Tom McFarlane, Development Services Department

6. Clearing Limits and Temporary Erosion and Sedimentation Control

Prior to the initiation of any clearing or grading activities, clearing limits and the location of all temporary erosion and sedimentation control measures shall be field staked for approval by the on-site clearing and grading inspector.

PERMIT: 18-104608-LO
AUTHORITY: Clearing & Grading Code 23.76.060 and 23.76.090
REVIEWER: Tom McFarlane, Development Services Department

7. No Clearing and/or Grading on Building Sites During Plat Construction

Clearing and/or grading on the individual building sites will not be permitted during construction of the plat infrastructure (roads and utilities).

PERMIT: 18-104608-LO
AUTHORITY: Clearing & Grading Code 23.76.042
REVIEWER: Tom McFarlane, Development Services Department

8. Geotechnical Recommendations

The project shall be constructed per the recommendations of the geotechnical engineer as found in the submitted geotechnical report and revisions in the project file or as amended as needed in the future. As part of the clearing and grading permit, the applicant shall submit a letter from the Geotechnical engineer certifying that the recommendations have been incorporated into the project and plans.

PERMIT: 18-104608-LO
AUTHORITY: Land Use Code 20.30P.140
REVIEWER: Reilly Pittman, Development Services Department

9. Tree Protection Requirements

To mitigate adverse impacts to non-disturbed areas and trees to be retained during construction, conformance with BMP T101 for tree protection is required which includes:

- Clearing limits shall be established at the limit of nondisturbed areas and for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an alternative approved by the Clear and Grade Inspector, shall be installed at the clearing limits prior to initiation of clearing and grading.
- No excavation or clearing should be performed within drip lines of retained trees, except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

PERMIT: 18-103735-LN and 18-104608-LO
AUTHORITY: Land Use Code 20.20.520, Bellevue City Code 23.76.060
REVIEWER: Reilly Pittman, Development Services Department

3. Final Trail Plan

The plans submitted under the clearing and grading permit must finalize the trail design and confirm tree impacts from the trail. The arborist report must be updated to confirm trees are avoided and protected and to provide additional tree replacement if removal is unavoidable.

PERMIT: 18-103735-LN and 18-104608-LO
AUTHORITY: Land Use Code 20.20.520, Bellevue City Code 23.76.060
REVIEWER: Reilly Pittman, Development Services Department

4. Arborist Review

A letter from the project arborist is required to be provided prior to permit issuance that reviews the final trail plan and verifies tree protection and retention. The trail is required to avoid tree removal and any tree removal in addition to that noted must be justified by the arborist with replacement at a 3:1 ratio provided.

PERMIT: 18-104608-LO
AUTHORITY: Land Use Code 20.30P.140
REVIEWER: Reilly Pittman, Development Services Department

5. NGPA Fencing and Signage

The site plan submitted as part of the short plat infrastructure permits shall depict split rail or other fencing on the perimeter of all NGPA tracts. One sign denoting the area is protected is required to be placed adjacent to every residential lot or spaced every 100 feet where fencing does not abut a residential lot. Signage and fencing will be verified during Land Use inspection of the landscaping and mitigation planting under the clearing and grading permit.

PERMIT: 18-104608-LO
AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Reilly Pittman, Development Services Department

6. Restoration of Temporary Disturbance

All areas of temporary disturbance that result from construction of the off-site sewer and public trail are required to be noted on the final mitigation plan and restoration of these areas provided on the final mitigation plan or as a separate restoration plan.

PERMIT: 18-104608-LO
AUTHORITY: Land Use Code 20.30P.140
REVIEWER: Reilly Pittman, Development Services Department

7. Mitigation Planting

The submitted mitigation planting plan shows planting provided as mitigation in the NGPA tracts, Tract B, and on private property is approved as conceptual with a final plan to be submitted that provides specifics about the planting. All mitigation planting is required to be installed.

PERMIT: 18-104608-LO
AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Reilly Pittman, Development Services Department

8. Final Mitigation Plan

The submitted mitigation plan is considered a conceptual mitigation plan. A final mitigation plan is required to be submitted as part of future clearing and grading permits which will document any changes since this plan was created, correct typos, and address the following:

- Specify planting details on species, quantity, spacing, and plant size which must be at least 9 to 12 feet on center for trees, 4 to 6 feet on center for shrubs, and 2 feet spacing for ground covers.
- Provide the plant quantity and ensure plant quantity is sufficient to achieve a minimum density and area coverage which should for each 1,000 square feet should generally achieve 8 trees, 30 shrubs, and 285 ground covers.
- The final plan shall show areas of restoration for temporary construction disturbance separately from project mitigation planting.
- Provisions for temporary irrigation of vegetation for first two years of establishment.
- Final review of the project arborist is required to ensure there are no new construction impacts to retained trees from the development

PERMIT: 18-104608-LO
AUTHORITY: Land Use Code 20.30P.140
REVIEWER: Reilly Pittman, Development Services Department

9. Maintenance and Monitoring Provisions

The maintenance and monitoring plan submitted with the mitigation plan has conceptual approval and a final plan is needed to rectify the duration of the planting for the required five years and to adjust the plan as needed to ensure monitoring is provided for five years.

PERMIT: 18-104608-LO
AUTHORITY: Land Use Code 20.30P.160, 20.25H.220
REVIEWER: Reilly Pittman, Development Services Department

10. Installation Performance Sureties for Mitigation Planting

An installation performance surety is required based on 150 percent of the installed cost of mitigation planting. The amount of the surety is determined by a cost estimate submitted as part of the clearing and grading permit for plat infrastructure. The installation surety will be released upon successful Land Use inspection of the planting.

PERMIT: 18-104608-LO
AUTHORITY: Land Use Code 20.30P.160
REVIEWER: Reilly Pittman, Development Services Department

11. Maintenance Surety and 5-Year Monitoring

A maintenance surety for the mitigation planting is required based on 100 percent of the cost estimate for all costs associated with maintenance and monitoring for 5 years for monitoring, maintenance activity, plant replacement, contingencies. The amount of the surety is determined by a cost estimate submitted as part of the clearing and grading permit for plat infrastructure. The maintenance surety will be released upon successful completion of the 5-year maintenance and monitoring period and inspection by Land Use.

PERMIT: 18-104608-LO
AUTHORITY: Land Use Code 20.30P.160, 20.25H.220
REVIEWER: Reilly Pittman, Development Services Department

12. Hold Harmless Agreement

The applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area buffer in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior infrastructure permit issuance.

PERMIT: 18-104608-LO
AUTHORITY: Land Use Code 20.30P.170
REVIEWER: Reilly Pittman, Development Services Department

13. Right-of-Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

PERMIT: 18-103735-LN
AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation Department

14. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

PERMIT: 18-103735-LN
AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation Department

15. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clearing and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related

engineering details, including but not limited to, the design of the private and public roads, driveways, the connections to 164th Avenue NE and NE 30th Street, pavement restoration in 164th Avenue NE and NE 30th Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The following infrastructure improvements are required to be constructed and shown on the engineering plans:

164th Avenue NE

- Construct a new public local street in the unimproved 164th Avenue Right of Way; provide a minimum 20-foot wide roadway pavement width and install concrete curb and gutter and 6-foot wide concrete sidewalk on the west side of the road from NE 30th Street to approximately 100-feet north of the project private access road. Install signage and traffic control devices (i.e., bollards, etc.) at the north end of the 164th Avenue NE roadway section to restrict vehicular access (except for maintenance vehicles) to the north of this roadway section meeting City of Bellevue's requirements. Provide a 2-foot wide paved shoulder on the east side of the road and install fogline pavement markings at the edge of the NB travel lane (between the travel lane and shoulder area).
- Construct a retaining wall integrated with concrete jersey barrier on the east side of the road as needed per City requirements, with associated easements, that allows the required roadway improvements to be built. Provide minimum 2-foot separation from the face of the jersey barrier to fogline pavement markings. All walls supporting street frontage infrastructure shall meet City of Bellevue standards. The City retains the right to review and specify the type of retaining wall and to require a third-party structural review.
- Construct a hammerhead turnaround facility at the intersection of the project private road (Tract A) and 164th Avenue NE per City of Bellevue Transportation Design Manual.
- Install ADA compliant sidewalk ramps per City of Bellevue Standards at the northwest and southwest corners of the intersection of 164th Avenue NE and the private access road (Tract A).
- Construct a residential driveway on 164th Avenue NE for each existing residential lot located to the south of the site per Transportation Design Manual requirements.
- The intersection of 164th Avenue NE and NE 30th Street shall be designed per Transportation Design Manual requirements with the appropriate curb radius and ADA compliant sidewalk ramps. The proposed north leg and the existing south leg of the intersection must be aligned.
- Construct a maintenance access road on 164th Avenue NE with a minimum 16-foot wide pavement width from the north end of the 20-foot wide roadway section extending for approximately 110-feet to the north. This section of the road will be used by pedestrians to access the proposed trail that will be constructed at the

north terminus of this roadway section. Provide an ADA compliant asphalt transition ramp from end of the sidewalk to this paved roadway section.

- Provide street lighting along 164th Avenue NE and at the intersection of 164th Avenue NE and NE 30th Street meeting City of Bellevue's standards per BCC 14.60.210. An AGI analysis will be required to verify that minimum light levels are met.
- Install pavement markings and signage (i.e., No Parking on both sides of the road, Stop Sign, Street Names, Dead End, pedestrian/trail related signs, etc.) on 164th Avenue NE.
- Vehicle and pedestrian sight distance requirements must be met per BCC 14.60.240 and 14.60.241 at the intersections of the private road and 164th Avenue NE, 164th Avenue NE and NE 30th Street, and residential driveways. Vertical as well as horizontal line of sight must be considered.
- Stopping sight distance for the new 164th Avenue NE public local street shall meet AASHTO requirements.
- Safety railings must be provided and installed by the developer when warrants for safety railing are met per Transportation Design Manual requirements.
- Any overhead utilities within the plat or 164th Avenue Right-of-Way must be undergrounded.

NE 30th Street

- Install new ADA compliant curb ramps on the northwest and northeast corners of the intersection of 164th Avenue NE and NE 30th Street per City of Bellevue Standards at the relocated crosswalk location. Improvements to the southwest corner of the intersection may also be required in association with the relocation of the crosswalk in order to provide an ADA compliant pedestrian ramp(s) and crossing.
- Remove the existing pedestrian crossing (crosswalk, sidewalk ramps, school crossing signs, etc.) on NE 30th Street located approximately 50-feet to the west of 164th Avenue NE and replace with new planter strip, sidewalk, and curb and gutter matching the existing adjacent roadway improvements on both sides of the street. Install a north-south pedestrian crossing with crosswalk pavement markings on the west leg of the intersection at 164th Avenue NE and install school crossing signs.
- Install stop sign and stop bar on 164th Avenue NE per City of Bellevue Standards for the southbound direction at NE 30th Street, and a crosswalk if warranted.
- Remove the existing private access connection on NE 30th Street that serves the existing three residences located to the south of the project site and replace with new sidewalk, landscaping, and curb and gutter matching the adjacent roadway improvements.
- Replace and install signage (school crossing signs, etc.) on NE 30th Street per City of Bellevue Standards.
- Curb and gutter shall be replaced if damaged or deficient, as required by the right of way inspector.

Private access road

- Construct a private road with a minimum 20-foot wide pavement width with 5-foot wide sidewalk, and curb and gutter along the south side of the road contained within a minimum 25.5-foot wide access easement/Tract A.
- Driveway approaches are not to exceed a 10% slope for a distance of 20 feet behind the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Construct a vehicle turnaround facility at the west end of the private road per Transportation Design Manual requirements.
- Construct residential driveways per Transportation Design Manual requirements (minimum 10-foot driveway width and minimum 20 feet driveway length).
- Sight distance requirements must be met per standard drawing RL-100-1 and RL-120-1.
- Private road grade shall be limited to a grade of 10% or less for the 20 feet past the back of the driveway approach and shall be limited to a maximum of 15% thereafter.

NE Bellevue-Redmond Road

- Dedicate 10-feet of right-of-way along the west portion of the property frontage on NE Bellevue-Redmond Road from the north property line to approximately 185 feet south matching the existing City right-of-way.

Pedestrian trail

- Construct a 6-foot wide soft surface pedestrian trail extending from the north end of the maintenance access road on 164th Avenue NE to NE 32nd Street unimproved right-of-way and along NE 32nd Street connecting to the intersection of NE 32nd Street and 165th Place NE. The pedestrian trail shall be constructed per City of Bellevue Standard Detail PK-TR-02. Trail alignment will be determined in the field during clearing and grading permit review.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

PERMIT: 18-103735-LN
AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Americans with Disabilities Act.
REVIEWER: Fay Schafi, Transportation Department

16. Sight Distance

Sight distance for the new 164th Avenue NE public local street shall meet AASHTO requirements. The proposed private road access onto 164th Avenue NE, proposed residential driveways for the three existing lots off of 164th Avenue NE located to the south of the project site, proposed intersection at 164th Avenue NE and NE 30th Street shall meet the City of Bellevue's minimum vehicle and pedestrian sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawings RL-100-1 and RL-120-1, existing vegetation near the access point on 164th Avenue SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

PERMIT: 18-103735-LN
AUTHORITY: Bellevue City Code 14.60.240 and 14.60.241
REVIEWER: Fay Schafi, Transportation Department

17. Pavement Restoration

The City's pavement manager has determined that this segment of NE 30th Street will require Grind/Overlay trench restoration for any utility connections or other digging in the street surface. Standard trench restoration is required on 164th Avenue NE local street. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

PERMIT: 18-103735-LN
AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
REVIEWER: Tim Stever, Transportation Department

C. PRIOR TO FINAL PLAT APPROVAL

1. Lot Coverage

The final lot coverage amounts for each lot noted in this staff report are required to be stated on the final short plat.

PERMIT: 18-103735-LN

AUTHORITY: Land Use Code 20.45B.060

REVIEWER: Reilly Pittman, Development Services Department

2. Lot Lines

The final short plat shall label the property lines as front, rear, or side.

PERMIT: 18-103735-LN

AUTHORITY: Land Use Code 20.20.030

REVIEWER: Reilly Pittman, Development Services Department

3. Impervious Surface

The maximum impervious surface coverage for each lot is required to be shown on the final short plat. The impervious surface coverage based on the gross site area is also required to be shown and must be less than 50 percent.

PERMIT: 18-103735-LN

AUTHORITY: Land Use Code 20.45B.060

REVIEWER: Reilly Pittman, Development Services Department

4. Tree Preservation

Existing trees contribute substantially to the effectiveness and health of this system. The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 1,201 diameter inches of existing significant trees to remain or greater, as is proposed. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). The following note is required on the Tree Preservation Plan:

DESIGNATION OF TREES ON THE TREE PRESERVATION PLAN ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE TREE PRESERVATION PLAN. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL FUTURE OWNERS. NO TREE TOPPING, TREE CUTTING, OR TREE REMOVAL SHALL OCCUR UNLESS REQUIRED OR APPROVED BY THE CITY. EXCEPT FOR ORDINARY LANDSCAPE MAINTENANCE, NO CONSTRUCTION, CLEARING, OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIP-LINE OF TREES SHOWN ON THE TREE PRESERVATION PLAN, UNLESS REQUIRED OR APPROVED BY THE CITY. ACTIVITIES IN VIOLATION OF THIS COVENANT ARE SUBJECT TO PENALTY, INCLUDING WITHOUT LIMITATION, FINES AND MITIGATION REQUIREMENTS. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS COVENANT BY ANY METHOD AVAILABLE UNDER LAW. IT IS THE OBLIGATION OF THE OWNER TO COMPLY WITH THE TERMS OF THE TREE PRESERVATION PLAN AND THIS COVENANT.

5. Native Growth Protection Areas

Tracts C and D are to be labeled as Native Growth Protection Area tracts on the final plat. The following note is required to be placed on the final plat:

NATIVE GROWTH PROTECTION AREA (NGPA) TRACT

DEDICATION OF NATIVE GROWTH PROTECTION AREAS (NGPA) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSE OF PREVENTING HARM TO, PROPERTY AND ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT, FOR THE REMOVAL, OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 7. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY, METHOD AVAILABLE UNDER LAW.

PERMIT: 18-103735-LN

AUTHORITY: Land Use Code 20.45B.060

REVIEWER: Reilly Pittman, Development Services Department

6. Native Growth Protection Area Easement

The vegetation planted on the southern boundary of proposed lots 1-4 is required to be placed into a Native Growth Protection Area easement to ensure this mitigation planting is protected from future development. The width of the easement is required to be at least 10-feet or greater, if the project arborist determines a greater width is necessary for protection of the tree root zones. The easement note below or as amended shall be noted on the final short plat drawing.

NATIVE GROWTH PROTECTION AREA (NGPA) EASEMENT

DEDICATION OF NATIVE GROWTH PROTECTION AREAS (NGPA) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSE OF PREVENTING HARM TO, PROPERTY AND ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING

SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT, FOR THE REMOVAL, OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 4. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY, METHOD AVAILABLE UNDER LAW.

PERMIT: 18-103735-LN and 18-104608-LO
AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Reilly Pittman, Development Services Department

7. Variance Restriction

The following note shall be added to the final short plat.

VARIANCE RESTRICTION

APPROVAL BY THE CITY OF THIS SHORT PLAT IS A DETERMINATION THAT EACH LOT IN THE SHORT PLAT CAN BE REASONABLY DEVELOPED IN CONFORMANCE WITH THE LAND USE CODE REQUIREMENTS IN EFFECT AT THE TIME OF PRELIMINARY SHORT PLAT APPROVAL WITHOUT REQUIRING A VARIANCE.

PERMIT: 18-103735-LN
AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Reilly Pittman, Development Services Department

8. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

PERMIT: 18-103735-LN
AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260
Transportation Department Design Manual Sections 3, 4, 5, 7, 11,

14, 19

REVIEWER: Fay Schafi, Transportation Department

9. Sidewalk/Utility Easements

The applicant shall provide easements to the City as needed to encompass the full required width of any sidewalks located outside the City right of way and for any additional maintenance needs by the City. The applicant shall provide a public access easement to the City along the 164th Avenue NE frontage of the three existing lots located south of the project site.

PERMIT: 18-103735-LN

AUTHORITY: BCC 14.60.100

REVIEWER: Fay Schafi, Transportation Department

10. Dedication of Right-Of-Way

To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development, and to accommodate future roadway improvements, the developer is required to dedicate the following right-of-way:

- Dedicate right-of-way along the entire east property line frontage on 164th Avenue NE to encompass the required roadway improvements including but not limited to the hammerhead turnaround at the intersection of the private access road (Tract A) and 164th Avenue NE, ADA sidewalk ramps, etc.
- Dedicate 10-feet of right-of-way along NE Bellevue-Redmond Road property frontage from the north property line to approximately 185 feet south matching the existing City right-of-way.

PERMIT: 18-103735-LN

AUTHORITY: BCC 14.60.090

REVIEWER: Fay Schafi, Transportation Department

11. Access Design and Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the private road/Tract A are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

PERMIT: 18-103735-LN

AUTHORITY: BCC 14.60.130

REVIEWER: Fay Schafi, Transportation Department

PRELIMINARY SHORT PLAT

for

CAYMUS RIDGE

prepared for

DESIGN BUILT HOMES, LLC

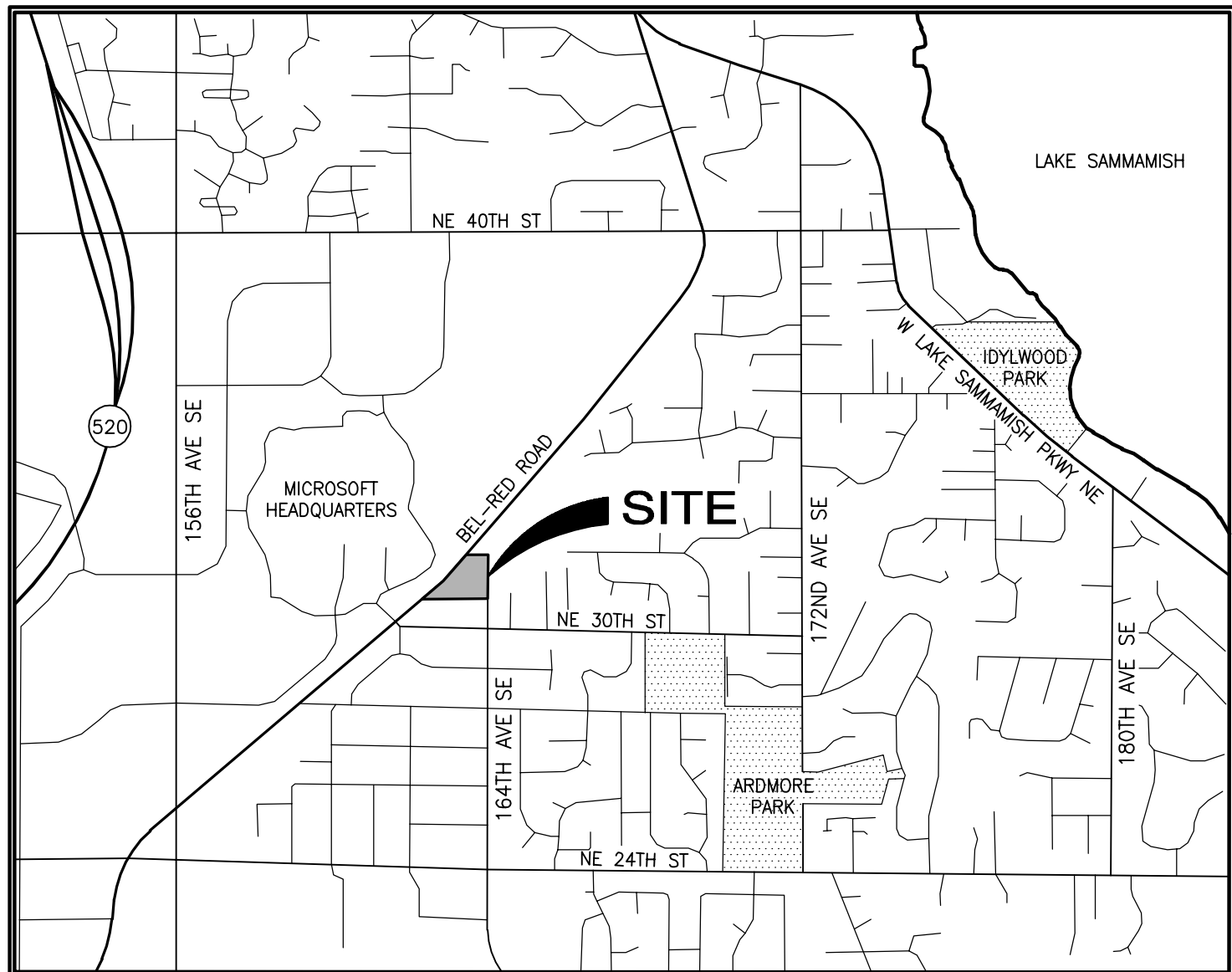
11400 SE 8TH ST, STE 415
BELLEVUE, WA 98004

prepared by



Sheet Index

SHEET NO.	DRAWING NO.	DESCRIPTION
1	COV-01	COVER SHEET
2	EX-01	EXISTING CONDITIONS
3	PP-01	PRELIMINARY SHORT PLAT PLAN
4	PP-02	PRELIMINARY UTILITY & GRADING PLAN
5	PP-03	PRELIMINARY STREET PROFILES
6	PP-04	PROFILES & DETAILS
7	PP-05	SANITARY SEWER CONNECTION PROFILE



Vicinity Map

NOT TO SCALE

OWNER

COMMUNITY OF CHRIST
PO BOX 60227
RENTON WA 98058

APPLICANT/DEVELOPER

DESIGN BUILT HOMES, LLC
11400 SE 8TH ST, STE 415
BELLEVUE, WA 98004
(425) 455-1444
CONTACT: TODD SHERMAN

PLANNER/SURVEYOR/
ENGINEER/

ESM CONSULTING ENGINEERS, LLC
33400 8TH AVE SOUTH, STE 205
FEDERAL WAY, WA 98003
(253) 838-6113
CONTACT: PETE GONZALES, PE
CONTACT: ZACK LENNON, PLS

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW, LLC
1805 136TH PL NE, STE 20
BELLEVUE, WA 98005
(425) 449-4704
CONTACT: RAY COGLAS, PE

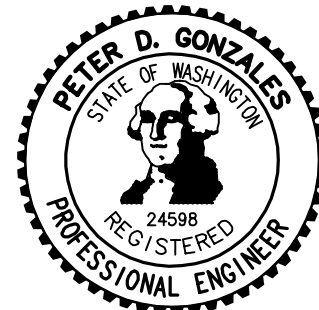
TRAFFIC ENGINEER

TRANSPORTATION ENGINEERING NW
11400 SE 8TH ST, STE 200
BELLEVUE, WA 98004
(425) 250-0581
CONTACT: JEFF SCHRAMM

CRITICAL AREAS CONSULTANT

WETLAND RESOURCES, INC.
9505 19TH AVE SE, STE 106
EVERETT, WA 98208
(425) 337-3174
CONTACT: SCOTT BRAINARD, PWS

33400 8th Ave S, Suite 205
FEDERAL WAY, WASHINGTON 98003
Phone: (253) 838-6113



ESM JOB NO. 1426-009-017

SHEET 1 OF 7

UTILITY PROVIDERS

SEWER: BELLEVUE UTILITIES
WATER: BELLEVUE UTILITIES
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY
TELEPHONE: CENTURY LINK, COMCAST
FIRE: BELLEVUE FIRE DEPT.
SCHOOL: BELLEVUE SCHOOL DISTRICT #405

SITE DATA

SITE ADDRESS: 3025 164TH AVE NE
BELLEVUE, WA 98008

PARCEL NUMBERS: 232505-9044, 9097

GROSS SITE AREA: 103,148 S.F. (2.37 AC.)

ZONING: R-3.5 (RESIDENTIAL - 3.5 D.U./AC.)

EXISTING USE: SINGLE FAMILY RESIDENTIAL (VACANT)

PROPOSED USE: 7-LOT SINGLE-FAMILY RESIDENTIAL
SUBDIVISION

DEVELOPMENT STANDARDS (R-3.5 CONSERVATION SUBDIVISION)

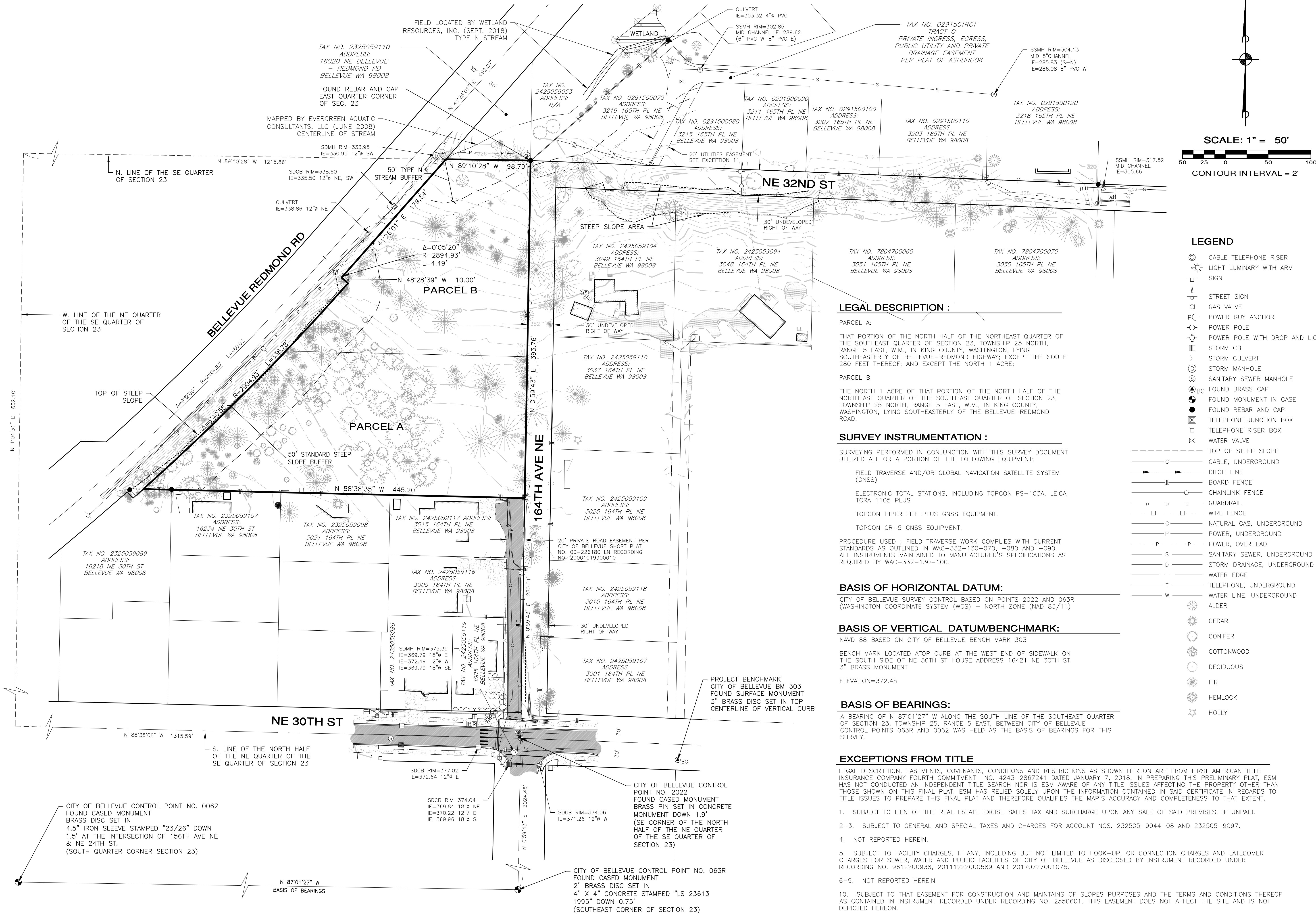
MAX. DENSITY:	3.5 DU/AC
MIN. LOT SIZE:	6,500 SF
MIN. LOT WIDTH:	70'
MIN. LOT DEPTH:	80'
MIN. SETBACKS:	
FRONT YARD:	10'
REAR YARD:	25', 15'
SIDE YARD:	5'
2 SIDE YARD:	15', 10'
ACCESS EASEMENT:	10'
MAX. BUILDING COVERAGE:	VARIES (SEE SHEET PP-01)
MAX. IMPERVIOUS:	45%
MAX. HEIGHT:	30' FLAT ROOF/35' PITCHED ROOF
DENSITY CALCULATION:	
{(DU/ACRE){BUILDABLE AREA IN ACRES} + (DU/ACRE){TOTAL CRITICAL AREA AND CRITICAL AREA BUFFER IN ACRES}{DEVELOPMENT FACTOR}} = MAX. DWELLING UNIT POTENTIAL	
{(3.5){1.9} + (3.5){(0.46){0.8}}} = 8 MAX. DWELLING UNITS	

FILE # 18-103735-LN

RESUBMITTAL DATE: 01/03/2019

ORIG APP DATE: 07/31/2018

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 23, TWN. 25 N., RGE. 5 E., W.M., KING COUNTY WA



LEGAL DESCRIPTION :

PARCEL A:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF BELLEVUE-REDMOND HIGHWAY; EXCEPT THE SOUTH 280 FEET THEREOF; AND EXCEPT THE NORTH 1 ACRE;

PARCEL B:

THE NORTH 1 ACRE OF THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF THE BELLEVUE-REDMOND ROAD.

SURVEY INSTRUMENTATION :

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS

TOPCON HIPER LITE PLUS GNSS EQUIPMENT.

TOPCON GR-5 GNSS EQUIPMENT.

PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

BASIS OF HORIZONTAL DATUM:

CITY OF BELLEVUE SURVEY CONTROL BASED ON POINTS 2022 AND 063R (WASHINGTON COORDINATE SYSTEM (WCS) - NORTH ZONE (NAD 83/11)

BASIS OF VERTICAL DATUM/BENCHMARK:

NAVD 88 BASED ON CITY OF BELLEVUE BENCH MARK 303

BENCH MARK LOCATED ATOP CURB AT THE WEST END OF SIDEWALK ON THE SOUTH SIDE OF NE 30TH ST HOUSE ADDRESS 16421 NE 30TH ST. 3" BRASS MONUMENT

ELEVATION=372.45

BASIS OF BEARINGS:

A BEARING OF N 87°01'27" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25, RANGE 5 EAST, BETWEEN CITY OF BELLEVUE CONTROL POINTS 063R AND 0062 WAS HELD AS THE BASIS OF BEARINGS FOR THIS SURVEY.

EXCEPTIONS FROM TITLE

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY FOURTH COMMITMENT NO. 4243-2867241 DATED JANUARY 7, 2018. IN PREPARING THIS PRELIMINARY PLAT, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS FINAL PLAT. ESM HAS RELIED SOLELY UPON THE INFORMATION CONTAINED IN SAID CERTIFICATE IN REGARDS TO TITLE ISSUES TO PREPARE THIS FINAL PLAT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

- SUBJECT TO LIEN OF THE REAL ESTATE EXCISE SALES TAX AND SURCHARGE UPON ANY SALE OF SAID PREMISES, IF UNPAID.
- SUBJECT TO GENERAL AND SPECIAL TAXES AND CHARGES FOR ACCOUNT NOS. 232505-9044-08 AND 232505-9097.
- NOT REPORTED HEREIN.

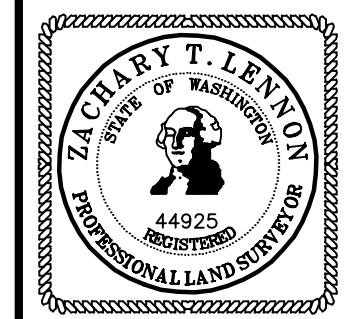
- SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9612200938, 20111222000589 AND 20170727001075.

- NOT REPORTED HEREIN

- SUBJECT TO THAT EASEMENT FOR CONSTRUCTION AND MAINTAINS OF SLOPES PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 2550601. THIS EASEMENT DOES NOT AFFECT THE SITE AND IS NOT DEPICTED HEREON.

- SUBJECT TO THAT EASEMENT FOR SEWER AND WATER PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 9012180944. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREON.

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	FIRST SUBMITTAL 01/16/2018	ESM
1	SECOND SUBMITTAL 02/14/2018	ESM
2	THIRD SUBMITTAL 07/31/2018	ESM
3	FOURTH SUBMITTAL 10/26/2018	ESM
4	FIFTH SUBMITTAL 01/03/2019	ESM
5	SIXTH SUBMITTAL 03/27/2019	ESM



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Land Surveying
Project Management
Landscape Architecture
Public Works

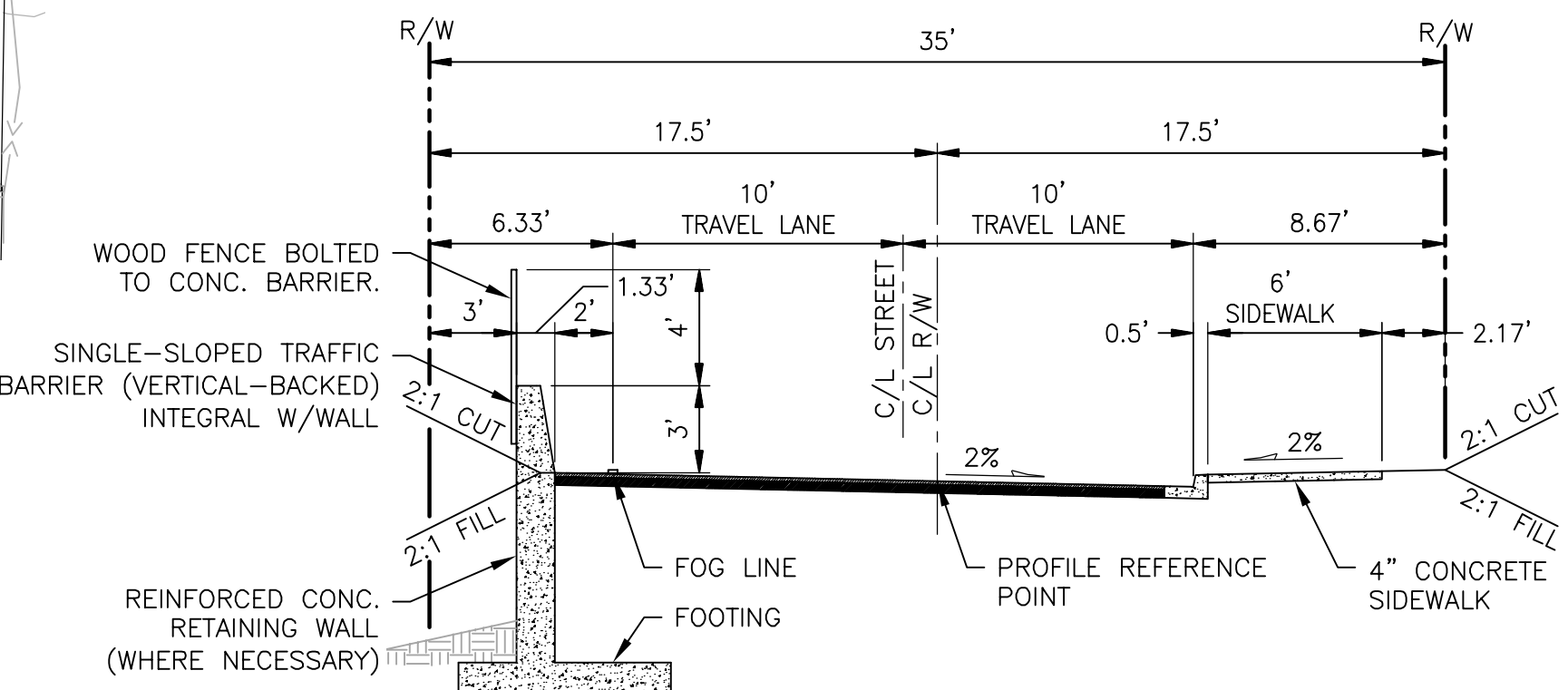
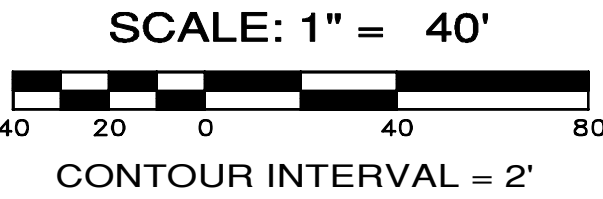
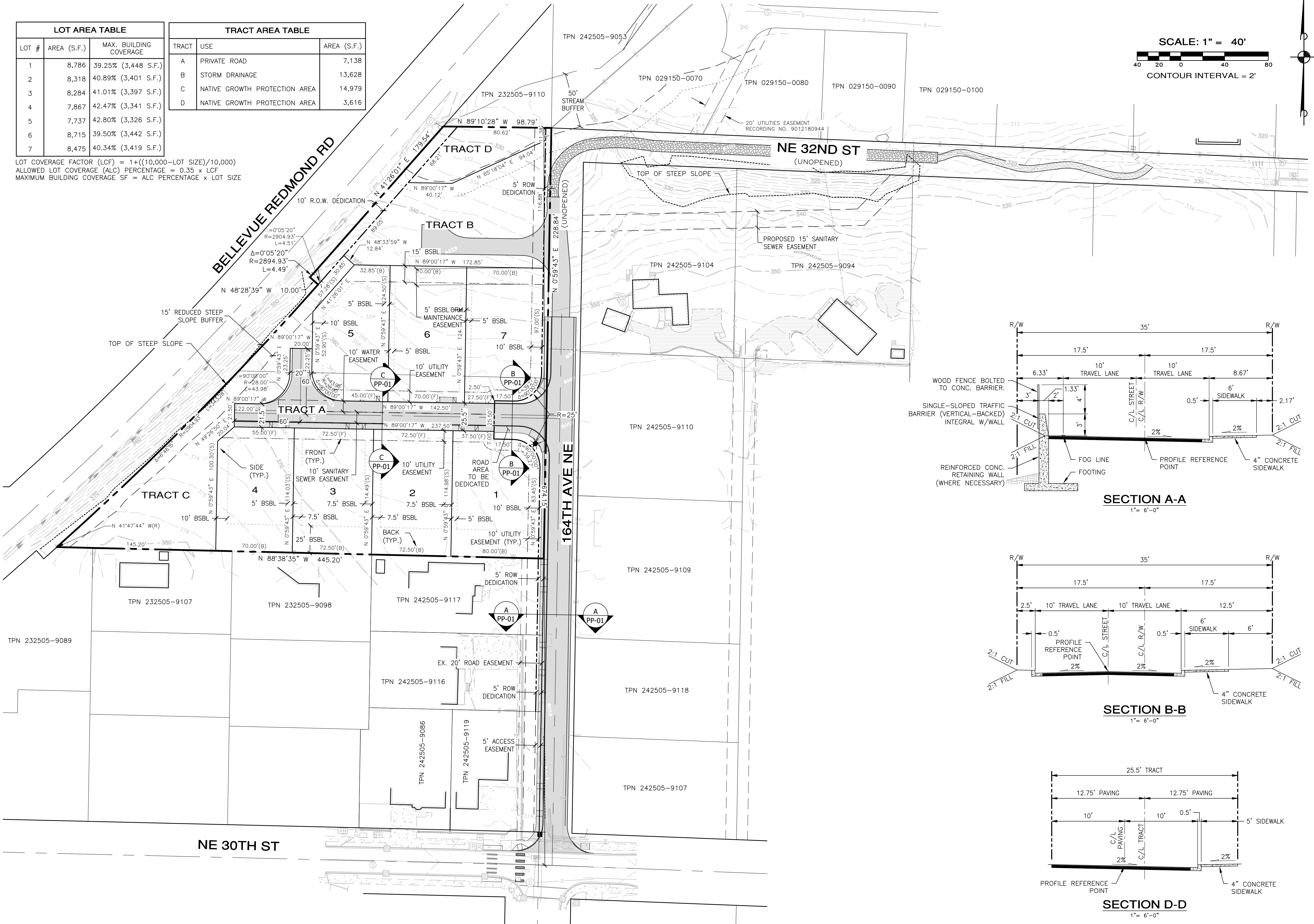
DESIGN BUILT HOMES, LLC
CAYMUS RIDGE
EXISTING CONDITIONS
WASHINGTON
CITY OF BELLEVUE

JOB NO.:	1426-009-017
DWG. NAME:	EX-01
DESIGNED BY:	POG
DRAWN BY:	DCL
CHECKED BY:	
DATE:	03/27/2019
DATE OF PRINT:	
EX-01	
2 OF 7 SHEETS	

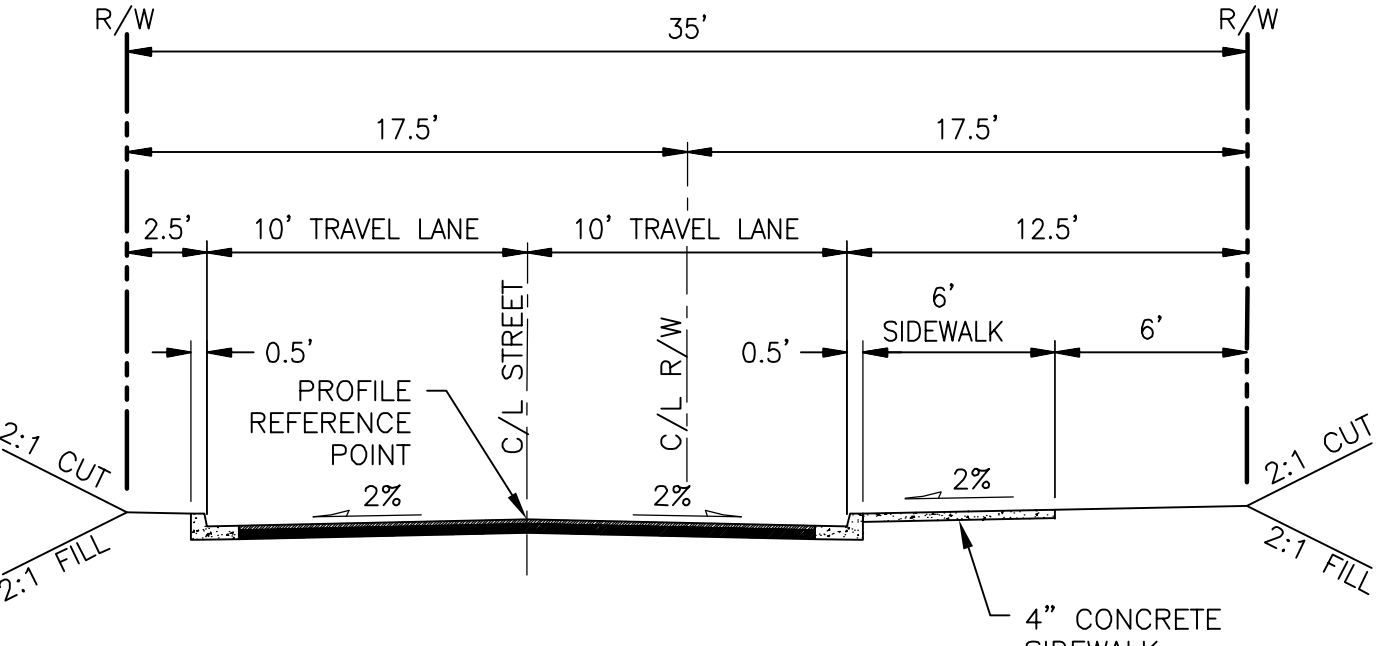
LOT AREA TABLE		
LOT #	AREA (S.F.)	MAX. BUILDING COVERAGE
1	8,786	39.25% (3,448 S.F.)
2	8,318	40.89% (3,401 S.F.)
3	8,284	41.01% (3,397 S.F.)
4	7,867	42.47% (3,341 S.F.)
5	7,737	42.80% (3,326 S.F.)
6	8,715	39.50% (3,442 S.F.)
7	8,475	40.34% (3,419 S.F.)

LOT COVERAGE FACTOR (LCF) = $1 + ((10,000 - \text{LOT SIZE}) / 10,000)$
ALLOWED LOT COVERAGE (ALC) PERCENTAGE = $0.35 \times \text{LCF}$
MAXIMUM BUILDING COVERAGE SF = ALC PERCENTAGE \times LOT SIZE

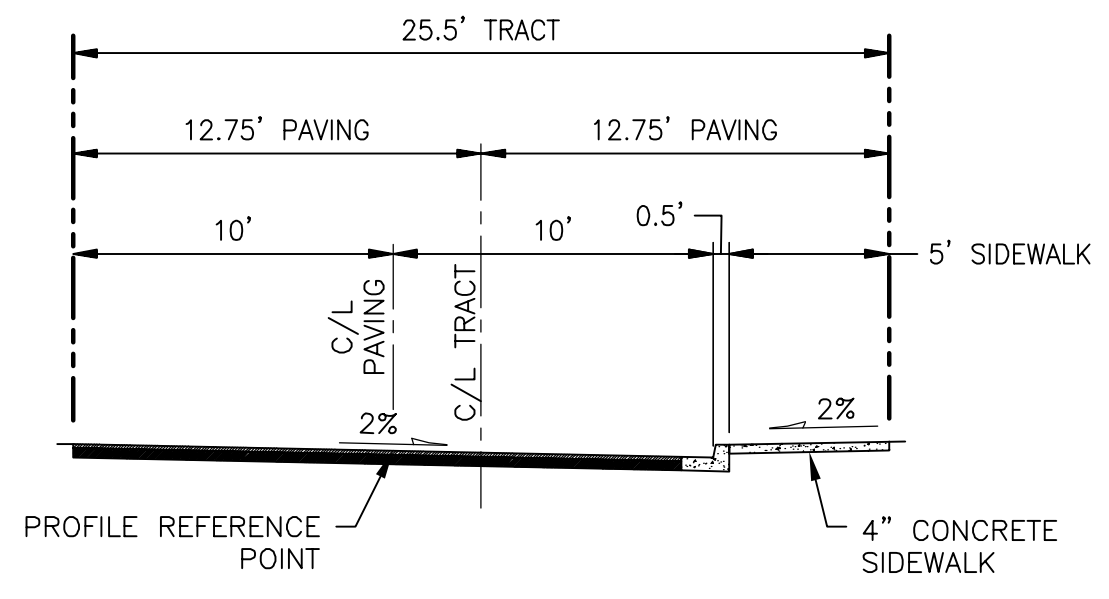
TRACT AREA TABLE		
TRACT	USE	AREA (S.F.)
A	PRIVATE ROAD	7,138
B	STORM DRAINAGE	13,628
C	NATIVE GROWTH PROTECTION AREA	14,979
D	NATIVE GROWTH PROTECTION AREA	3,616



SECTION A-A
1" = 6'-0"



SECTION B-B
1" = 6'-0"



SECTION D-D
1" = 6'-0"

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	FIRST SUBMITTAL 01/16/2018	ESM
1	SECOND SUBMITTAL 02/14/2018	ESM
2	THIRD SUBMITTAL 07/31/2018	ESM
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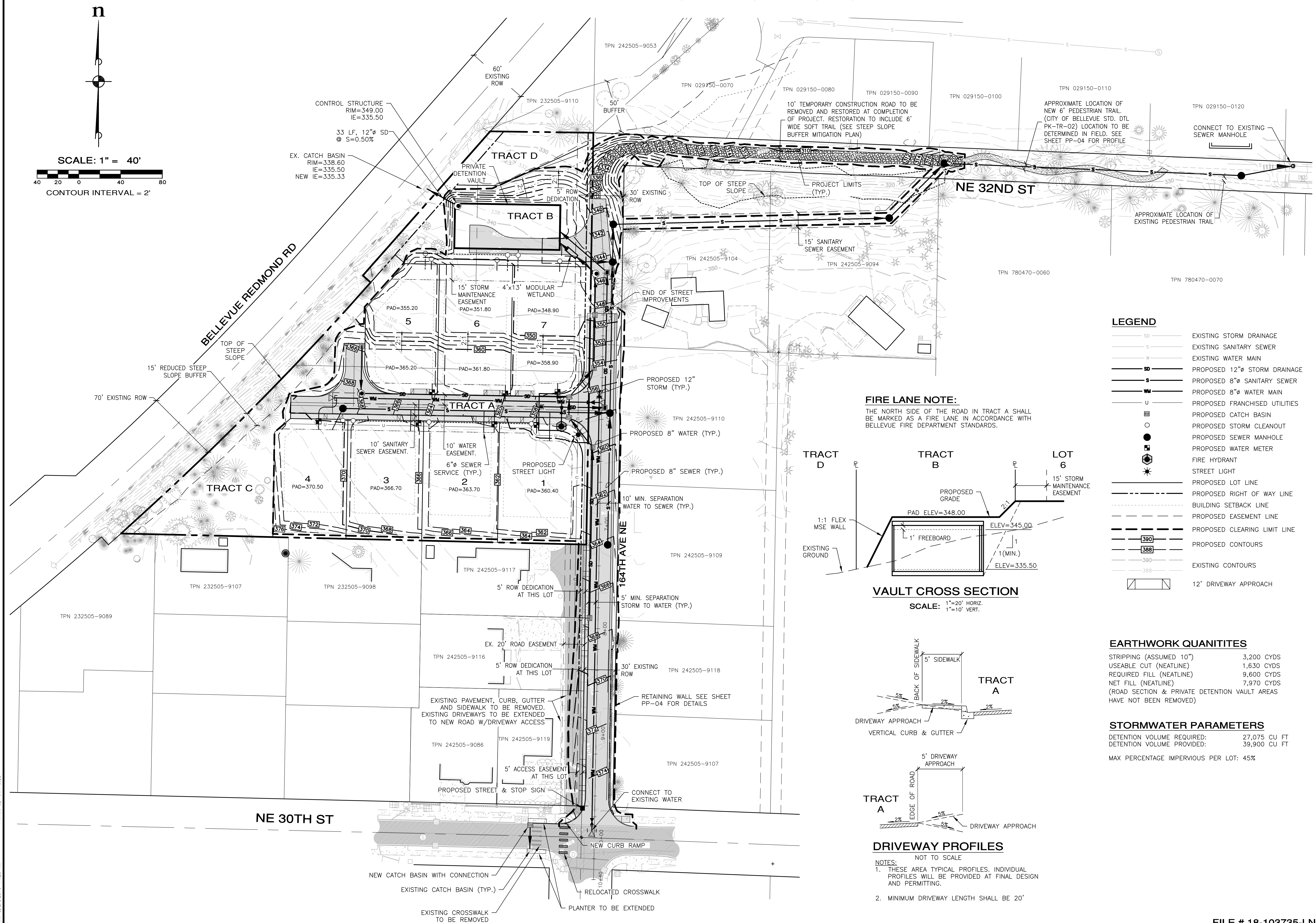
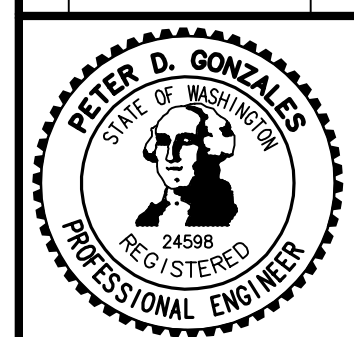
CAYMUS RIDGE

PRELIMINARY SHORT PLAT PLAN

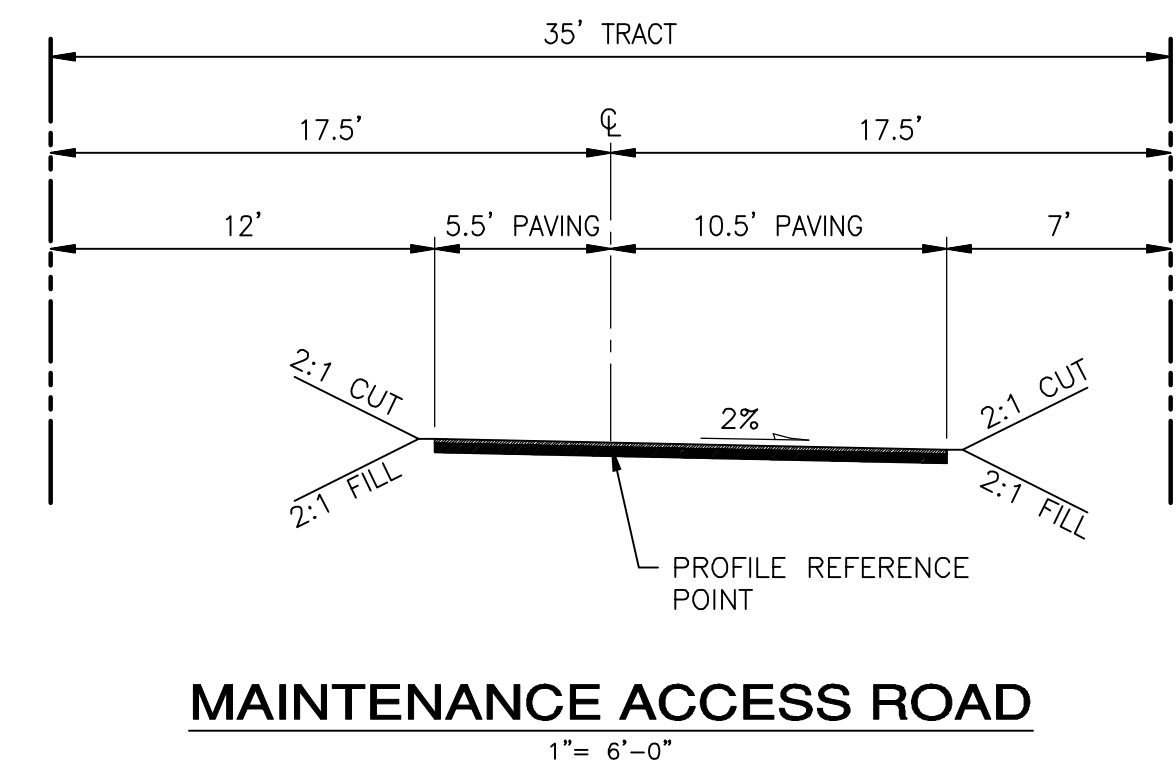
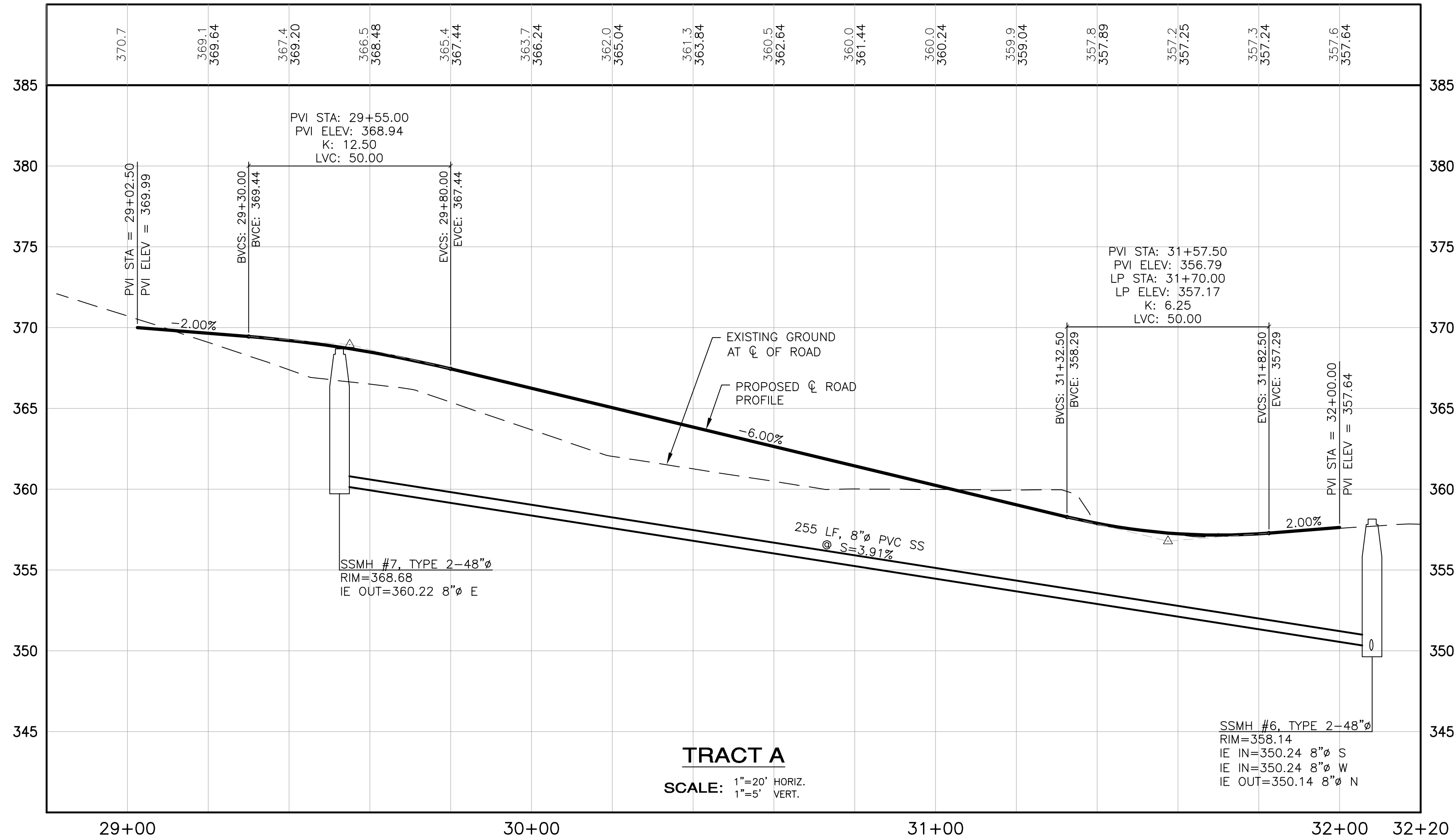
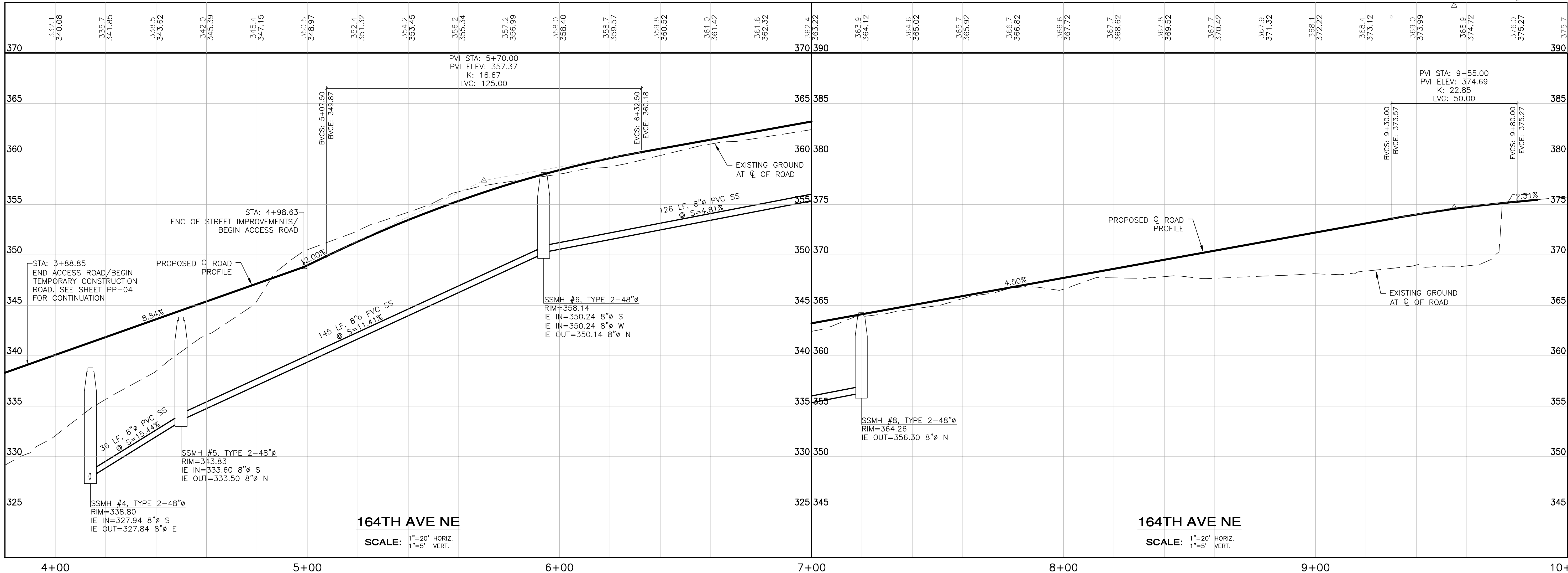
CITY OF BELLEVUE

WASHINGTON

JOB NO.: 1426-009-017
DWG. NAME: PP-01
DESIGNED BY: POG
DRAWN BY: DCL
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DATE: 03/27/2019
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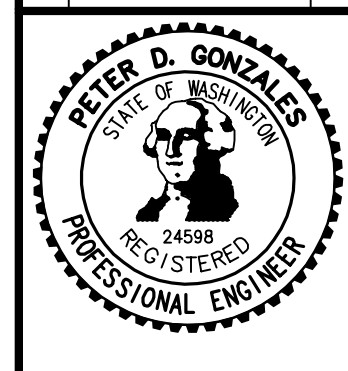


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FILE # 18-103735-LN

REVISIONS		
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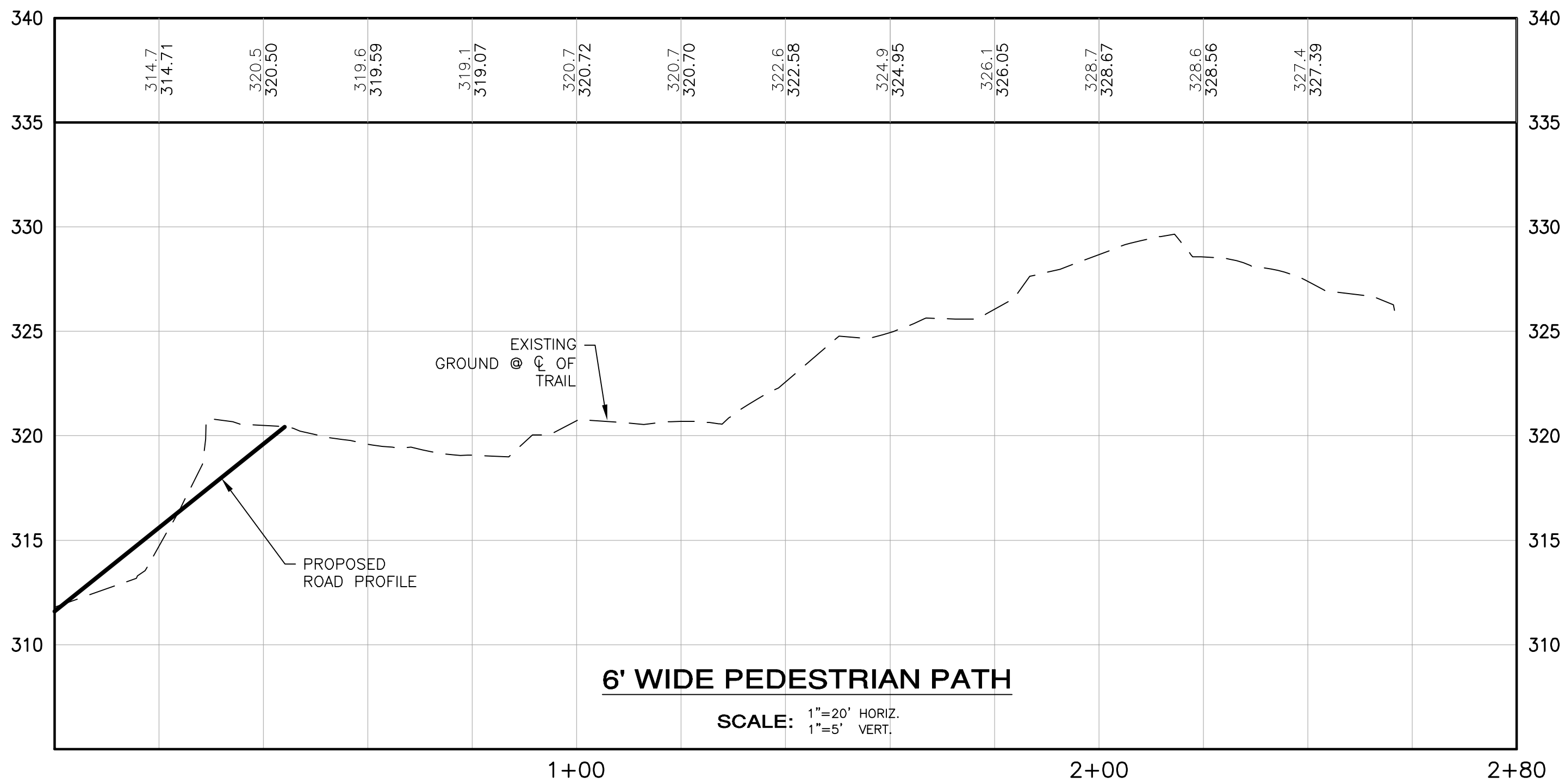
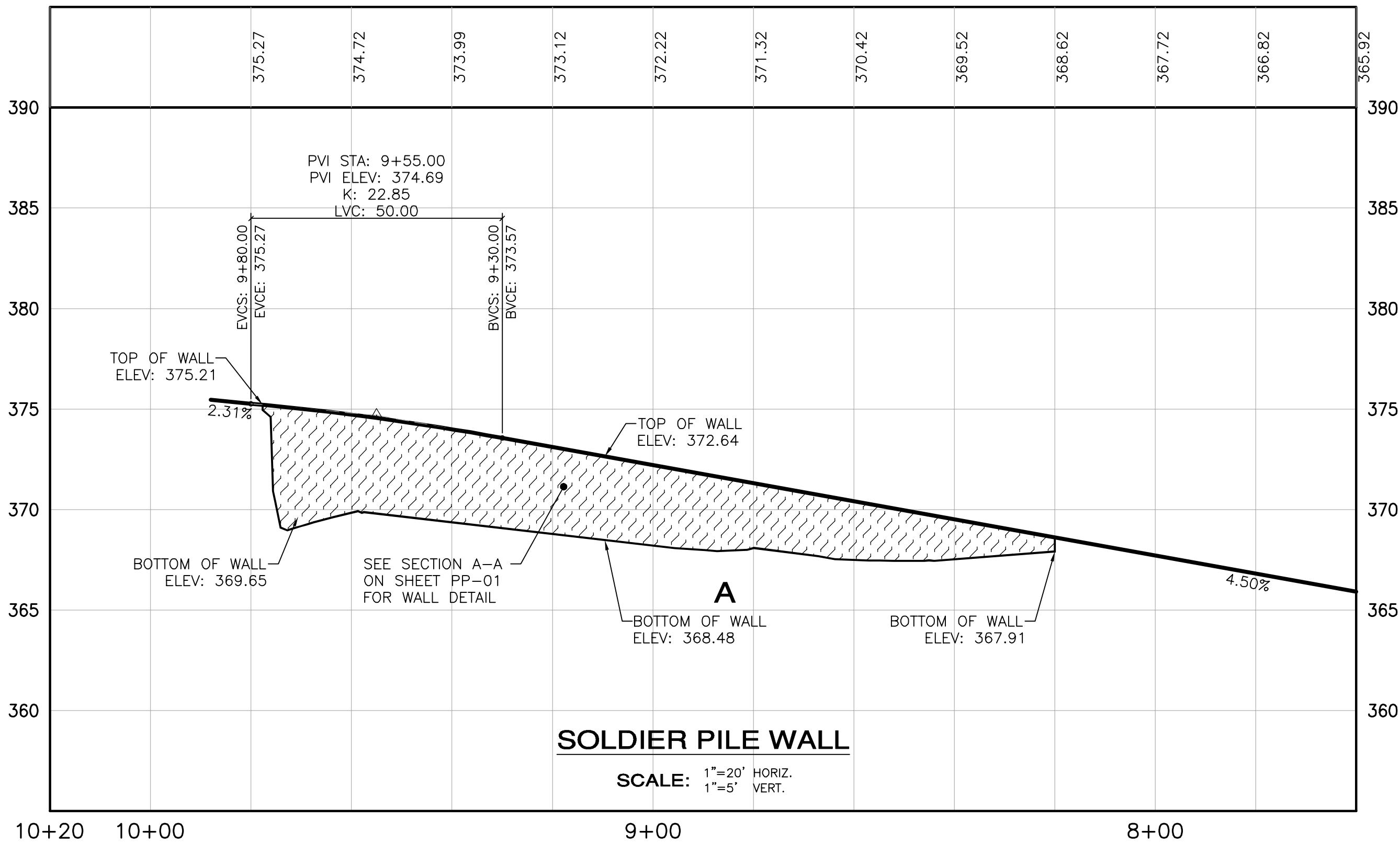
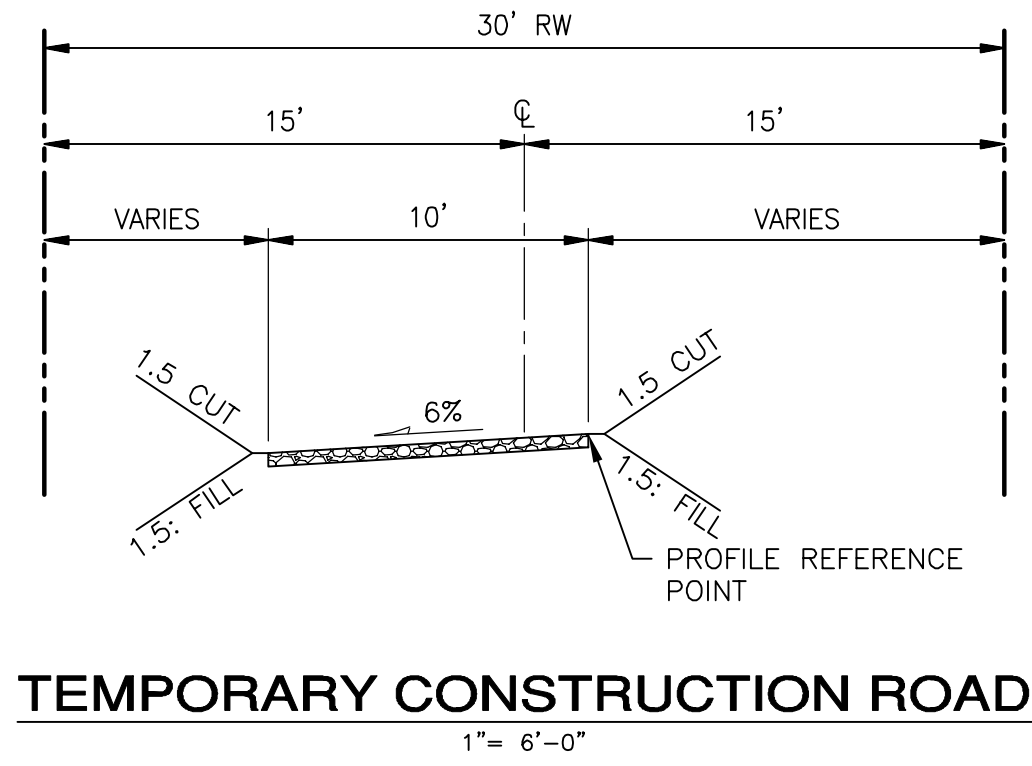
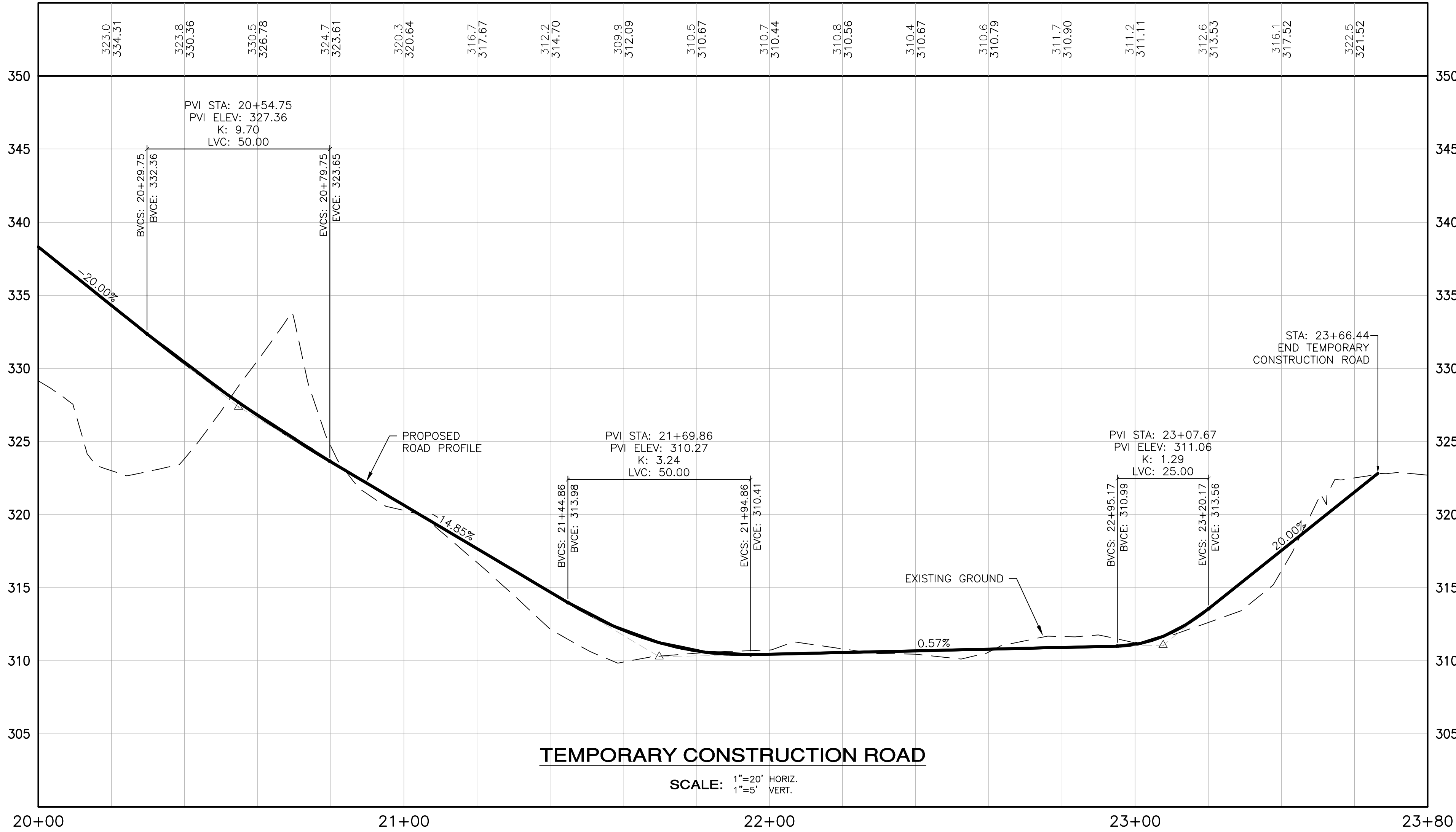
Land Surveying
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Landscape Architecture
Civil Engineering
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DESIGN BUILT HOMES, LLC
CAYMUS RIDGE
PRELIMINARY STREET PROFILES

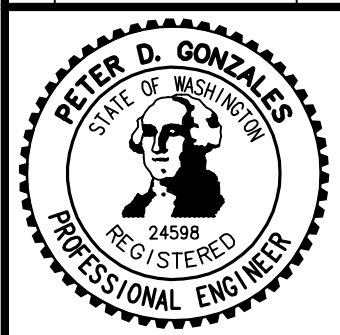
CITY OF BELLEVUE
WASHINGTON

JOB NO.: 1426-009-017
DWG. NAME: PP-03
DESIGNED BY: POC
DRAWN BY: DCL
CHECKED BY:
DATE: 03/27/2019
DATE OF PRINT:
PP-03
5 OF 7 SHEETS

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0	FIRST SUBMITTAL 01/16/2018	ESM
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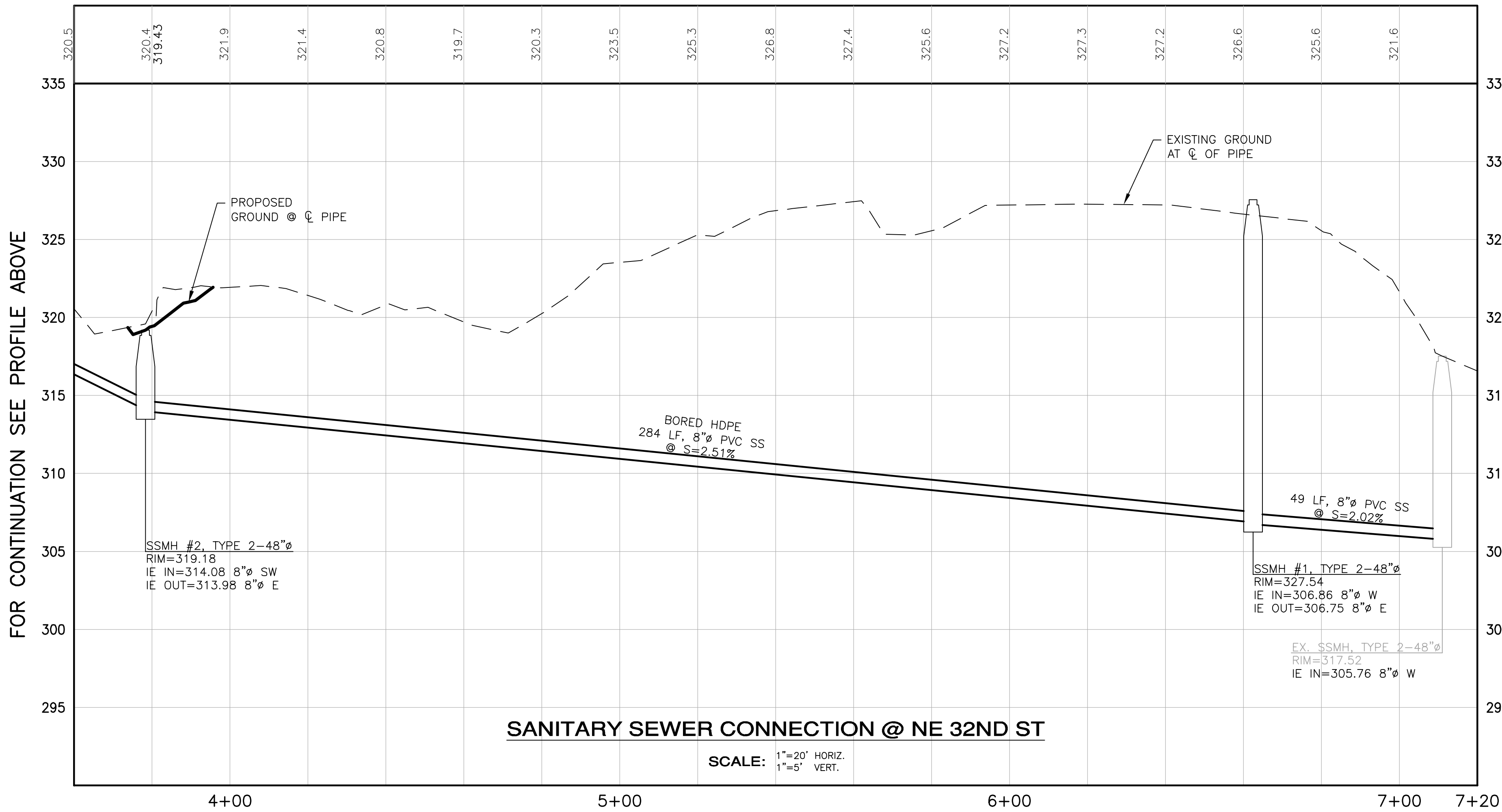
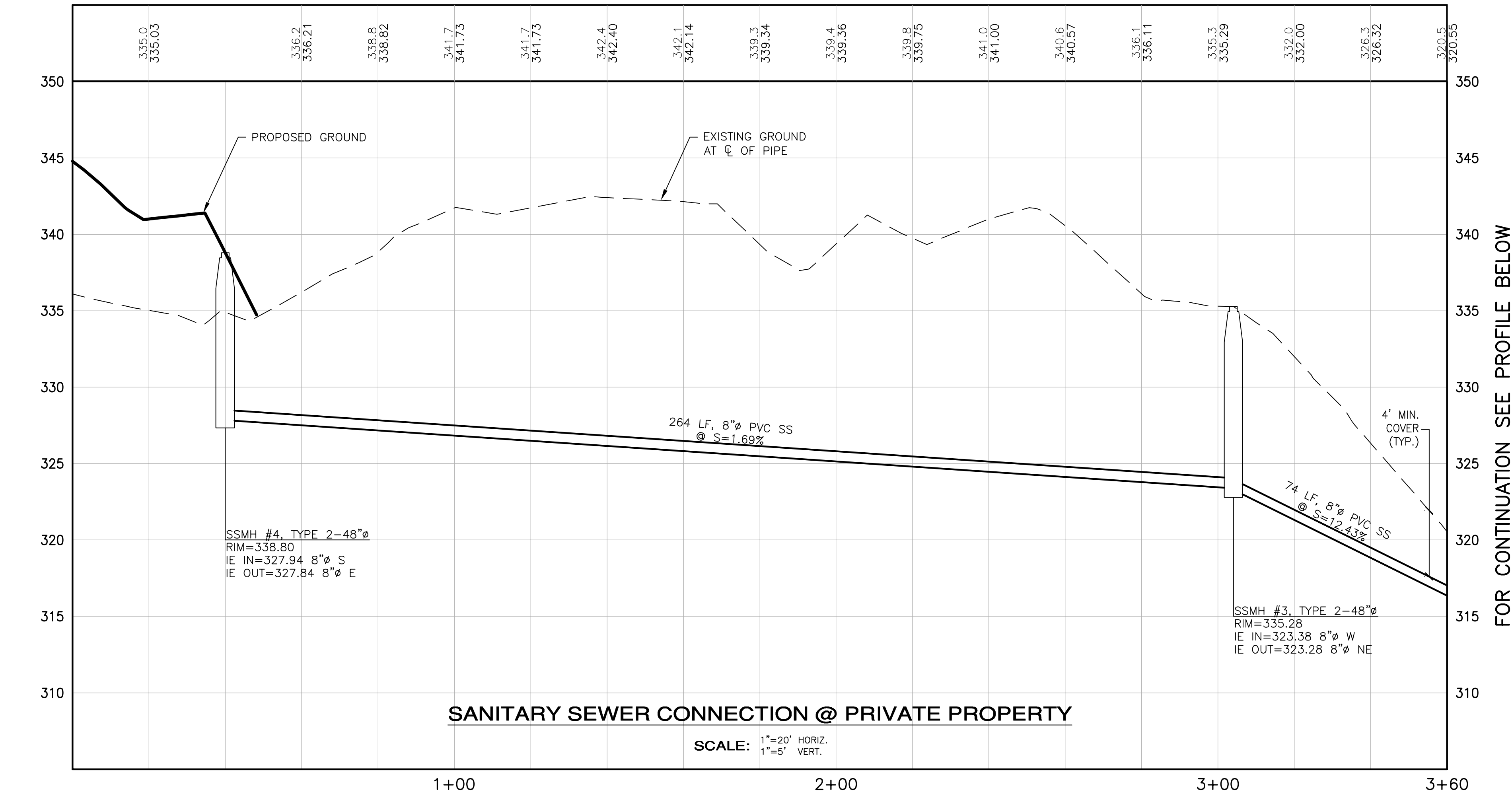
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DESIGN BUILT HOMES, LLC
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PROFILES & DETAILS

CITY OF BELLEVUE
WASHINGTON

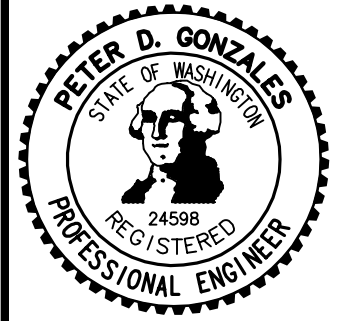
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DWG. NAME:	PP-04
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DATE OF PRINT:	

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REVISIONS		
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(253) 257-5505

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DESIGN BUILT HOMES, LLC
CAYMUS RIDGE
SANITARY SEWER CONNECTION PROFILE

JOB NO.:	1426-009-017
DWG. NAME:	PP-05
DESIGNED BY:	POG
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DATE:	03/27/2019
DATE OF PRINT:	
PP-05	
7 OF 7 SHEETS	

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 23, TWN. 25 N., RGE. 5 E., W.M., KING COUNTY WA

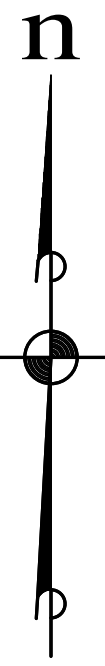
OVERALL PLANT LEGEND

- SYMBOL** **BOTANICAL / COMMON NAME**
- TREES:**
- Pseudotsuga menziesii* / DOUGLAS FIR (REPLACEMENT TREE)
 - Prunus emarginata* / BITTER CHERRY (REPLACEMENT TREE)
 - Alnus rubra* / RED ALDER (REPLACEMENT TREE)
 - Acer macrophyllum* / BIG LEAF MAPLE (REPLACEMENT TREE)
 - Acer rubrum* 'Bouhalli' / BOUHALL MAPLE (RESIDENTIAL LOT TREE)
- SHRUBS IN TRACT B OVER STORM VAULT:**
- Philadelphus lewisii* / MOCK ORANGE
 - Cornus sericea* / RED OSIER DOGWOOD
 - Physocarpus capitatus* / PACIFIC NINEBARK
 - Sambucus racemosa* / RED ELDERBERRY
 - Corylus cornuta* / WESTERN HAZELNUT
 - Rubus parviflorus* / THIMBLEBERRY
- LIVE STAKES INSTALLED IN MSE BAGS AT 36" ON-CENTER**
- 50% *Salix geyeriana* / GEYER WILLOW, 50% *Symphoricarpos albus* / SNOWBERRY
- PLANT IN GROUPS OF 3-5 OF SAME SPECIES THROUGHOUT MSE SLOPE**
- SHRUBS IN RESTORATION AREAS:**
- Holodiscus discolor* / OCEANSFRAY
 - Sambucus racemosa* / RED ELDERBERRY
 - Corylus cornuta* / WESTERN HAZELNUT
 - Symphoricarpos albus* / COMMON SNOWBERRY
 - Rosa nutkana* / NOOTKA ROSE
 - Cornus sericea* / RED OSIER DOGWOOD
 - Rubus parviflorus* / THIMBLEBERRY
- GROUND COVER / PERENNIALS:**
- Asarum caudatum* / WILD GINGER
 - Athyrium filix-femina* / LADY FERN
 - Gaultheria shallon* / SALAL
 - Mahonia nervosa* / LOW OREGON GRAPE
- SHRUBS IN TRACT D STREAM BUFFER:**
- Salix scouleriana* / SCOULER'S WILLOW
 - Acer circinatum* / VINE MAPLE
 - Philadelphus lewisii* / MOCK ORANGE
 - Oemleria cerasiformis* / INDIAN PLUM
 - Physocarpus capitatus* / PACIFIC NINEBARK
 - Rosa nutkana* / NOOTKA ROSE
- HERBS & GROUNDCOVERS:**
- Tellima grandiflora* / FRINGECUP
 - Polystichum munitum* / SWORD FERN
 - Oxalis oregana* / WOOD BORREL
 - Tiarella trifoliata* / FOAMFLOWER

SPECIAL NOTE

PRIOR TO PLANTING, REMOVAL OF ALL INVASIVE SPECIES IS REQUIRED IN ALL TRACTS.

SCALE: 1" = 20'



MAPPED BY EVERGREEN AQUATIC CONSULTANTS, LLC (JUNE 2008)
CENTERLINE OF STREAM

MAPPED STREAM CONNECTION APPROXIMATE
BASED ON ANALYSIS OF
KING COUNTY 2016 LIDAR

6' WIDTH SOFT
SURFACE TRAIL—
REFER TO DETAIL
ON SHEET 3 OF 3

NE 32ND ST

CLEARING LIMITS (TYP.)

MSE BAG SLOPE
RETENTION WITH LIVE
STAKE PLANTINGS—
REFER TO TRACT B
PLANT LEGEND— THIS
SHEET

EXISTING TREES
OUTSIDE OF CLEARING
LIMITS TO REMAIN
UNDISTURBED. SEE
TREE RETENTION PLAN

NATIVE VEGETATION
OVER STORM VAULT—
TYPICAL. NATURAL
LANDSCAPING TO
INCLUDE ROCKS AND
LOGS TO INCREASE
HABITAT
OPPORTUNITIES AND
OVERALL ECOLOGICAL
VALUE

RESTORATION
PLANTINGS WITHIN
CLEARING LIMITS FOR
TEMPORARY
CONSTRUCTION ROAD
/ FUTURE 6' WIDTH
SOFT SURFACE TRAIL—
TYP.

SEE SHEET 3 OF 3 FOR CONTINUATION

REVISIONS		
NO.	DESCRIPTION/DATE	BY



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Therese D. Kuhlman
LEAHNE D. KUHLMAN
CERTIFICATE No. 743

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DESIGN BUILT HOMES, LLC
CAYMUS RIDGE
STEEP SLOPE BUFFER MITIGATION PLAN

CITY OF BELLEVUE
WASHINGTON

JOB NO.: 1426-009-017
DWG. NAME: EN-12
DESIGNED BY: LOK
DRAWN BY: LOK
CHECKED BY:
DATE: 12/30/2018
DATE OF PRINT:

EN-12

1 OF 3 SHEETS

PERFORMANCE STANDARDS

1. ONE HUNDRED (100) PERCENT SURVIVAL OF ALL PLANTED MATERIAL IN STREAM BUFFER MITIGATION AREAS FOR ONE YEAR AFTER PLANTING (WARRANTY PERIOD) IS REQUIRED.
2. AT LEAST EIGHTY FIVE (80) PERCENT SURVIVAL AFTER YEAR FIVE MONITORING TO ENSURE ADEQUATE SPECIES RICHNESS IS ESTABLISHED IN THE MITIGATION AREA(S).
3. ALLOW ESTABLISHMENT OF NOT MORE THAN TEN (10) PERCENT COVER OF NON-NATIVE, INVASIVE PLANT SPECIES WITHIN THE STREAM BUFFER MITIGATION AREAS AT ANY POINT WITHIN THE MONITORING PERIOD. NON-NATIVE, INVASIVE PLANT SPECIES, INCLUDE (BUT NOT LIMITED TO) SPECIES LISTED IN ITEM THREE (3) OF THE MAINTENANCE PLAN THIS SHEET.
4. MITIGATION PLANT COVER FOR WOODY VEGETATION SHALL BE AT LEAST 60% BY YEAR THREE (3) AND 85% BY YEAR FIVE (5).
5. PLANTS SHALL SHOW VIGOR AND STABLE ESTABLISHMENT BY DEMONSTRATING STRONG GROWTH HABIT, NATURAL CLONING (WHERE APPLICABLE TO SPECIES), OR STRONG RECOVERY FROM BROWSING. BY YEAR FIVE (5), PLANTS SHOULD APPEAR TO NOT BE STRESSED AND HAVE ADAPTED TO SITE CONDITIONS BASED ON FIELD ASSESSMENT OF MONITORING STAFF.
6. SPECIES RICHNESS, ALSO REFERRED TO AS NATIVE PLANT DIVERSITY, IN A PLANT COMMUNITY IS DEFINED AS THE NUMBER OF SPECIES PRESENT IN A COMMUNITY. THE PROPOSED PLANTINGS ARE LIMITED TO A SMALL NUMBER OF SPECIES, BUT IT IS ANTICIPATED THAT ADDITIONAL SPECIES OF HERBS, FORBS, SHRUBS AND TREES WILL BECOME ESTABLISHED AS VOLUNTEERS TO THE SITE. THESE SPECIES ARE CURRENTLY ON, NEAR THE SITE, OR WILL BE SEEDED IN BY NATURAL PROCESSES INCLUDING WIND, WATER AND ANIMAL TRANSPORTED SEEDS.

INCREASES IN COMMUNITY SPECIES RICHNESS WILL BE DOCUMENTED BY COMPARING THE NUMBER OF SPECIES ORIGINALLY PLANTED WITH THE NUMBER OF SPECIES OBSERVED DURING THE MONITORING PERIOD. A POSITIVE TREND IN THE NUMBER OF SPECIES OBSERVED OVER THE FIVE (5) YEAR MONITORING PERIOD WILL INDICATE INCREASED PLANT COMMUNITY RICHNESS.

FOR THE STREAM BUFFER MITIGATION PLANTINGS, SPECIES RICHNESS/ NATIVE PLANT DIVERSITY SHALL CONSTITUTE A MINIMUM OF FOUR (4) NATIVE SPECIES OF TREES, SIX (6) NATIVE SPECIES OF SHRUBS AND FOUR (4) NATIVE SPECIES OF GROUND COVER FROM YEARS ONE (1) TO FIVE (5) (MAY INCLUDE APPROPRIATE NATIVE VOLUNTEERS).

MAINTENANCE

1. ALL INSTALLED STREAM BUFFER MITIGATION AREAS SHALL BE MAINTAINED A MINIMUM OF ONCE PER MONTH FROM APRIL 1 THROUGH SEPTEMBER 1 FOR THE FIRST YEAR FOLLOWING CONSTRUCTION INSTALLATION. FOR SUBSEQUENT YEARS OF THE FIVE YEAR MONITORING PERIOD REQUIRED BY THE CITY OF BELLEVUE CRITICAL AREAS (CA) HANDBOOK, THE FREQUENCY OF MONITORING VISITS MAY DECREASE TO A MINIMUM OF TWO MAINTENANCE VISITS PER YEAR (SPRING AND LATE SUMMER), DEPENDING ON THE AMOUNT OF MAINTENANCE NECESSARY TO SATISFY THE PERFORMANCE STANDARDS FOR SURVIVAL AND COVERAGE OF INSTALLED PLANTS. THE PERFORMANCE STANDARDS ALSO REQUIRE LESS THAN TEN (10) PERCENT COVER BY NON-NATIVE INVASIVE SPECIES THROUGHOUT THE THREE YEAR MONITORING PERIOD.
2. MAINTENANCE MAY INCLUDE HAND WEEDING, INITIAL WATERING, AND OTHER ITEMS NECESSARY TO MAINTAIN PLANTED AREAS IN A HEALTHY CONDITION. NO WEED-WHIPPING WILL BE ALLOWED TO REMOVE/CONTROL VEGETATION.
3. ALL NON-NATIVE INVASIVE PLANTS SHALL BE REMOVED FROM THE MITIGATION AREAS THROUGH YEAR THREE, POST-INSTALLATION. PLANTS TO BE REMOVED INCLUDE: HIMALAYAN AND EVERGREEN BLACKBERRY, JAPANESE KNOTWEED, SCOT'S BROOM, REED CANARY GRASS, BINDWEED, MORNING GLORY AND OTHERS AS DETERMINED BY THE CITY'S BIOLOGIST. PLANTS MAY BE REMOVED BY HAND DIGGING OR PULLING. MOWING AND WEED WHIPPING ARE NOT ALLOWED.
4. SUPPLEMENTAL WATER FOR TREE AND SHRUB PLANTINGS IN MITIGATION AREAS MAY BE NECESSARY DURING THE DRIER SUMMER MONTHS (APPROXIMATELY JUNE 1 THROUGH OCTOBER 30) TO ENSURE SURVIVAL OF PLANT MATERIAL FOR THE FIRST YEAR AFTER INSTALLATION. WATERING PATTERNS SHALL BE DEPENDENT UPON NATURAL RAINFALL CONDITIONS FOLLOWING INSTALLATION. WATERING CAN BE ACCOMPLISHED BY A TEMPORARY ON-SURFACE IRRIGATION SYSTEM OR FROM A WATERING TRUCK IF ACCESS TO EACH SITE IS DETERMINED FEASIBLE AND EFFECTIVE. SUBJECT TO APPROVAL BY THE CITY'S BIOLOGIST, ALL WATERING SHALL SOAK THE ROOT ZONE WITHOUT CAUSING SOIL EROSION. ANY EROSION SHALL BE RECTIFIED IMMEDIATELY. THE MINIMUM WATERING REQUIREMENTS DURING THIS PERIOD SHOULD BE THE EQUIVALENT OF ONE (1) INCH PER WEEK OR ONE (1) TO THREE (3) GALLONS PER WEEK FOR EACH SMALL SHRUB (ONE GALLON CONTAINER) AND THREE (3) TO FIVE (5) GALLONS PER WEEK FOR EACH TREE AND LARGE SHRUB (TWO TO FIVE GALLON CONTAINER). THESE MINIMUM REQUIREMENTS ARE GUIDELINES THAT MAY VARY DEPENDING ON PLANT LOCATION, EXPOSURE, SOIL CONDITION, AND PRESENCE OF EXISTING DESIRABLE VEGETATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SUPPLEMENTAL WATER TO GUARANTEE PLANT SURVIVAL AND GROWTH IN THE PLANTED AREAS DURING THE FIRST YEAR AFTER PLANTING, AS REQUIRED IN THE PERFORMANCE STANDARDS.
5. IT MAY BE NECESSARY TO PROVIDE DEER FENCING AROUND LARGE MITIGATION PLANTING AREAS. IN THOSE AREAS THAT ARE EASILY ACCESSIBLE TO DEER, PROVIDE DEER FENCING AROUND SPECIFIC PLANT CLUSTERS AS DIRECTED BY THE PROJECT BIOLOGIST. OTHER METHODS OF HERBIVORY PROTECTION MAY BE DETERMINED AT THE TIME OF PLANTING AND WILL BE FIELD LOCATED BY THE PROJECT BIOLOGIST. IF MONITORING INDICATES THAT ADDITIONAL PROTECTIONS ARE NEEDED, THEN OTHER APPLICATIONS MAY BE IMPLEMENTED. CHOICE OF APPLICATION CAN INCLUDE TREE BOOTS, TRUNK WRAPS OR RODENT FENCING AROUND INDIVIDUAL PLANTS, AND RODENT FENCING AROUND CLUSTERS OF INSTALLED PLANTS. ANY PLANT PROTECTION DEVICES PLACED ON INDIVIDUAL PLANTS MUST BE REMOVED BY THE END OF THE THREE YEAR MONITORING PERIOD.
6. NO SPRAYING OF HERBICIDES OR OTHER CHEMICALS, OR APPLICATION OF FERTILIZER, SHALL OCCUR WITHIN THE STREAM BUFFER MITIGATION AREAS. NO PRUNING SHALL OCCUR UNLESS AUTHORIZED BY THE CITY'S BIOLOGIST. THE MAINTENANCE PERIOD SHALL COMMENCE FOLLOWING PROVISIONAL ACCEPTANCE OF PLANTING BY THE CITY'S BIOLOGIST.
7. MAINTENANCE ACTIVITIES SHALL INCLUDE REFRESHING ARBORIST'S MULCH IN THE STREAM BUFFER MITIGATION AREAS TO MAINTAIN A MINIMUM OF FOUR (4) INCHES IN DEPTH.
8. MONITORING ACTIVITIES

MONITORING PLAN

THE MONITORING PLAN CONSISTS OF THREE DISTINCT PHASES:

INSTALLATION MONITORING
COORDINATION AND COMMUNICATION BETWEEN APPROPRIATE PARTIES BEFORE AND DURING THE PLANT INSTALLATION PHASE RESULT IN A MORE SUCCESSFUL MITIGATION PROJECT. COORDINATION MEETINGS MAY INCLUDE THE PROJECT AND CITY BIOLOGIST, PROJECT ENGINEER(S), AND THE INSTALLATION CONTRACTOR.

THE PROJECT BIOLOGIST SHALL BE PRESENT ON SITE DURING PREPARATION AND INSTALLATION OF THE STREAM BUFFER MITIGATION AREA PLANTINGS. TASKS TO BE PERFORMED INCLUDE:

1. DEMARCATe OR CONFIRM THE LIMITS OF THE PLANTING AREA(S) AS APPROVED BY THE CITY'S BIOLOGIST.
2. INSPECT AND APPROVE THE PLANT MATERIALS AND RECOMMEND OR CONFIRM THEIR FINAL PLACEMENT BEFORE PLANTING.
3. MAKE ADJUSTMENTS IN MITIGATION PLANTING PLANS AS NEEDED IN RESPONSE TO FIELD CONDITIONS.
4. ENSURE THAT INSTALLATION ACTIVITIES ARE CONDUCTED PER THE APPROVED MITIGATION PLANS.
5. RESOLVE PROBLEMS THAT ARISe DURING MITIGATION.

COMPLIANCE MONITORING
COMPLIANCE MONITORING WILL BE DONE BY THE PROJECT BIOLOGIST AND CONSISTS OF EVALUATING THE STREAM BUFFER PLANTING AREAS IMMEDIATELY FOLLOWING THE COMPLETION OF MITIGATION ACTIVITIES. THE PROJECT BIOLOGIST WILL ESTABLISH A SUFFICIENT NUMBER OF PERMANENT MONITORING PLOTS DESIGNED TO ACCURATELY REPRESENT ALL OF THE STREAM BUFFER MITIGATION AREAS.

COMPLIANCE MONITORING OBJECTIVES INCLUDE:

1. VERIFY THAT ALL DESIGN FEATURES HAVE BEEN CORRECTLY, FULLY AND SUCCESSFULLY INCORPORATED.
2. CHANGES ARE CONSISTENT WITH THE INTENT OF THE MITIGATION PLAN.
3. SUBSTANTIVE CHANGES MADE IN THE PLANTING PLAN WOULD BE INCLUDED IN THE COMPLIANCE LETTER FOR USE DURING THE LONG-TERM MONITORING PHASE. INFORMATION REGARDING SUBSTANTIVE CHANGES SHOULD INCLUDE WHAT WAS DONE, WHERE, WHY, AT WHOSE REQUEST AND THE END RESULT OF THE CHANGE.

AT A MINIMUM, THE COMPLIANCE LETTER MUST INCLUDE:

1. THE PLANTING PLAN DOCUMENTING "AS-CONSTRUCTED" CONDITIONS AT THE TIME OF INSTALLATION COMPLIANCE, AND LOCATIONS OF ALL OF THE STREAM BUFFER MITIGATION AREAS.
2. QUANTITIES, SPECIES, SIZES AND LOCATIONS OF PLANTS INSTALLED.
3. COVERAGE / ABUNDANCE OF THE STREAM BUFFER MITIGATION PLANTINGS BASED ON DIRECT PERCENT AERIAL COVERAGE (NOT BRAUN-BLANQUETT COVER METHODOLOGY).
4. SPECIES RICHNESS.
5. PRESENCE, LOCATION, AND PERCENT COVER BY NON-NATIVE INVASIVE SPECIES.
6. LOCATIONS AND DIMENSIONS OF PERMANENT MONITORING PLOTS, AND LOCATIONS OF PERMANENT PHOTOPOINTS.

THIS INFORMATION WOULD DOCUMENT THE "TIME-ZERO" TEMPORAL CONDITIONS FROM WHICH THE FOLLOW-UP MONITORING PERIOD WOULD BEGIN.

THE COMPLIANCE LETTER AND "AS-CONSTRUCTED" DRAWINGS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

LONG-TERM MONITORING
LONG-TERM MONITORING SHALL BE CONDUCTED BY THE PROJECT BIOLOGIST FOR THREE GROWING SEASONS AFTER COMPLIANCE IS ACHIEVED. THIS PROCESS EVALUATES THE ESTABLISHMENT AND MAINTENANCE OF THE PLANT COMMUNITIES IN THE ENHANCED STREAM BUFFER TO DETERMINE IF THE GOALS AND OBJECTIVES OF THE MITIGATION PLAN HAVE BEEN MET.

A MONITORING SITE INSPECTION SHALL BE CONDUCTED ANNUALLY AT THE HEIGHT OF THE GROWING SEASON (BETWEEN JULY 1 AND SEPTEMBER 30) OF EACH YEAR AFTER MITIGATION ACTIVITIES ARE COMPLETED.

MONITORING REPORTS SHALL BE PREPARED ANNUALLY FOR SUBMITTAL TO THE CITY OF BELLEVUE IN EACH MONITORING YEAR. THE MONITORING REPORT SHALL DOCUMENT THE CHANGES OCCURRING WITHIN THE MITIGATION AREAS AND MAKE RECOMMENDATIONS FOR IMPROVING THE DEGREE OF SUCCESS OR CORRECTING ANY PROBLEMS NOTED DURING MONITORING. AT A MINIMUM, THE ANNUAL MONITORING REPORT SHALL INCLUDE:

1. LOCATION OF MITIGATION SITE.
2. DATA FROM PERMANENT MONITORING PLOTS ON SURVIVAL OF INSTALLED PLANTS, SPECIES RICHNESS, PRESENCE, AND DIRECT PERCENT COVER (NOT BRAUN-BLANQUETT COVER METHODOLOGY) OF INSTALLED SPECIES, DESIRABLE NATIVE VOLUNTEER SPECIES, AND NON-NATIVE INVASIVE SPECIES, AND VIGOR AND GENERAL CONDITION OF INSTALLED PLANTS.
3. PHOTOGRAPHS FROM PERMANENT PHOTOPOINTS.
4. A BRIEF TEXT DESCRIPTION OF OVERALL CONDITIONS INCLUDING EVIDENCE OF HERBIVORE OR HUMAN DISTURBANCE.
5. A SUMMARY OF MAINTENANCE ACTIVITIES CONDUCTED DURING THAT MONITORING YEAR.
6. A PRIORITIZED LIST AND SCHEDULE OF MAINTENANCE ACTIVITIES TO BE UNDERTAKEN.

MONITORING REPORTS SHALL BE PREPARED BY THE PROJECT BIOLOGIST AND SUBMITTED TO THE CITY OF BELLEVUE AS SOON AS POSSIBLE AFTER THE MONITORING HAS BEEN COMPLETED, BUT NO LATER THAN NOVEMBER 1 OF THE MONITORING YEAR FOR THREE YEARS POST INSTALLATION (YEAR ONE CONSTITUTES THE FIRST FULL GROWING SEASON AFTER INSTALLATION). THE ANNUAL MONITORING REPORTS MUST BE REVIEWED AND APPROVED BY THE CITY.

CONTINGENCY PLAN

CONTINGENCY MEASURES MAY BE REQUIRED IF MONITORING SHOWS THAT PERFORMANCE STANDARDS HAVE NOT BEEN MET. IT SHOULD BE NOTED, HOWEVER, THAT IT IS NOT POSSIBLE TO DEVELOP A CONTINGENCY PLAN UNTIL SPECIFIC PROBLEMS THAT NEED TO BE ADDRESSED ARE KNOWN. COMMON PROBLEMS THAT MAY ARISe CAN BE IDENTIFIED AND GENERAL RECOMMENDATIONS MADE FOR CORRECTION OF THE PROBLEM.

RECOMMENDATIONS FOR IDENTIFIED PROBLEMS SHOULD BE MADE IN CONSULTATION WITH THE PROJECT TEAM AND PRESENTED FOR APPROVAL TO THE CITY OF BELLEVUE.

REVISIONS		
NO.	DESCRIPTION/DATE	BY





ESM

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LEANNE D. KUHLMAN
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 743

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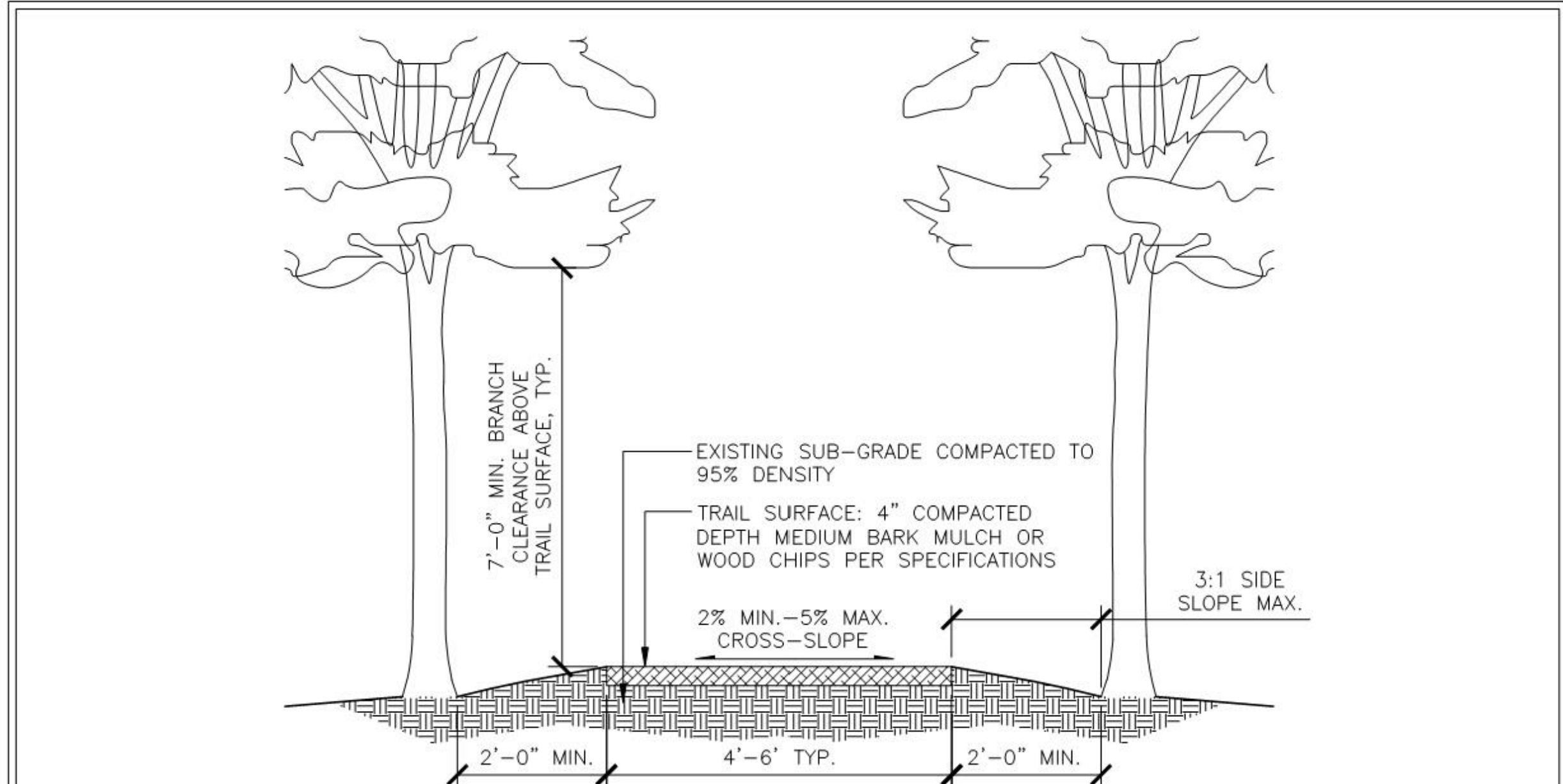
CAYMUS RIDGE

CITY OF BELLEVUE

MITIGATION PLAN PERFORMANCE STANDARDS

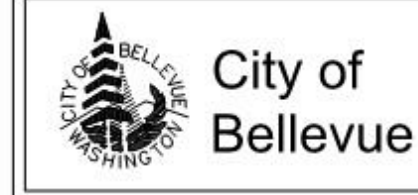
WASHINGTON

JOB NO.:	1426-009-017
DWG. NAME:	EN-12
DESIGNED BY:	LDK
DRAWN BY:	LDK
CHECKED BY:	
DATE:	10/26/2018
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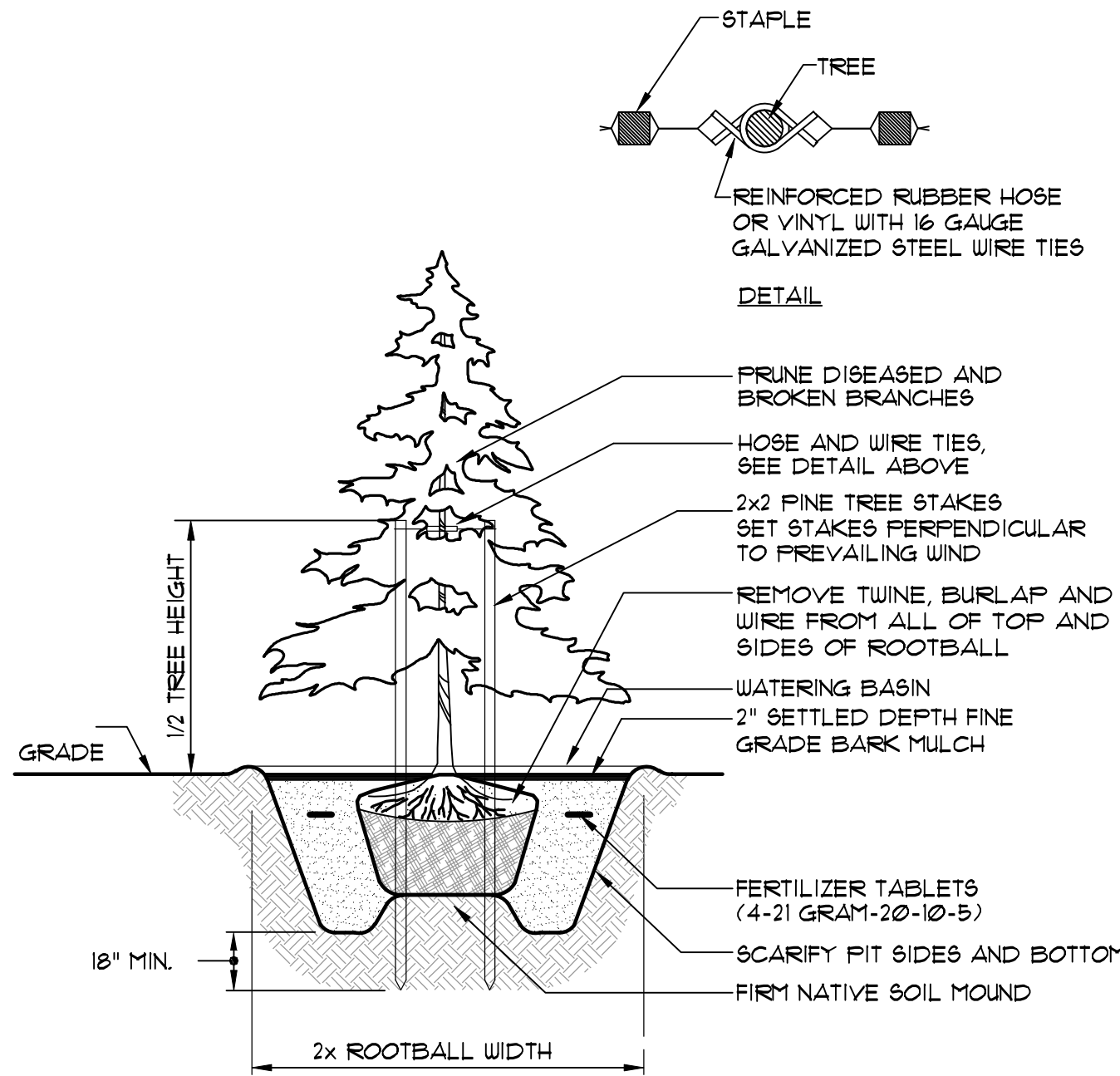
NOTES:

1. ALL PLANS MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION OF TRAIL. TRAIL CENTERLINE TO BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE APPROPRIATE CITY INSPECTOR.
2. ALL HAZARD TREES AND TREE LIMBS, AS DEFINED BY THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES HAZARD TREE BULLETIN, SHALL BE FELLED AND REMOVED FROM SITE.
3. PROVIDE WOVEN FILTER FABRIC BETWEEN MULCH AND SUB-GRADE AS REQUIRED BY CITY.



TITLE:
TRAIL - MULCH

DRAWING #:	PK-TR-02
SCALE:	N.T.S.
REVISION DATE:	02-2019
DEPARTMENT:	PARKS



CONIFEROUS TREE PLANTING & STAKING DETAIL

NOT TO SCALE

HYDROSEED MIX FOR CUT/FILL EXPOSED SLOPES

MIXTURE BELOW SPECIFIED AS A RATIO BY WEIGHT:

NAME	PROPORTION BY WEIGHT	PERCENT PURITY	GERMINATION
PERENNIAL RYEGRASS	40%	98	90
CREeping RED FESCUE	30%	98	90
TALL FESCUE	20%	98	90
HIGHLAND BENT CLOVER	10%	95	80

HYDROSEED APPLICATION RATE: 350 LBS. / ACRE
FERTILIZER APPLICATION RATE: 435 LBS. / ACRE
WOOD FIBER MULCH APPLICATION RATE: 2,000 LBS. / ACRE
TACKIFIER APPLICATION RATE: 40 LBS. / ACRE

NOTES

SEED ALL AREAS THAT ARE BARE GROUND AND AT LEAST 18" FROM ANY PLANTED TREE OR SHRUB.

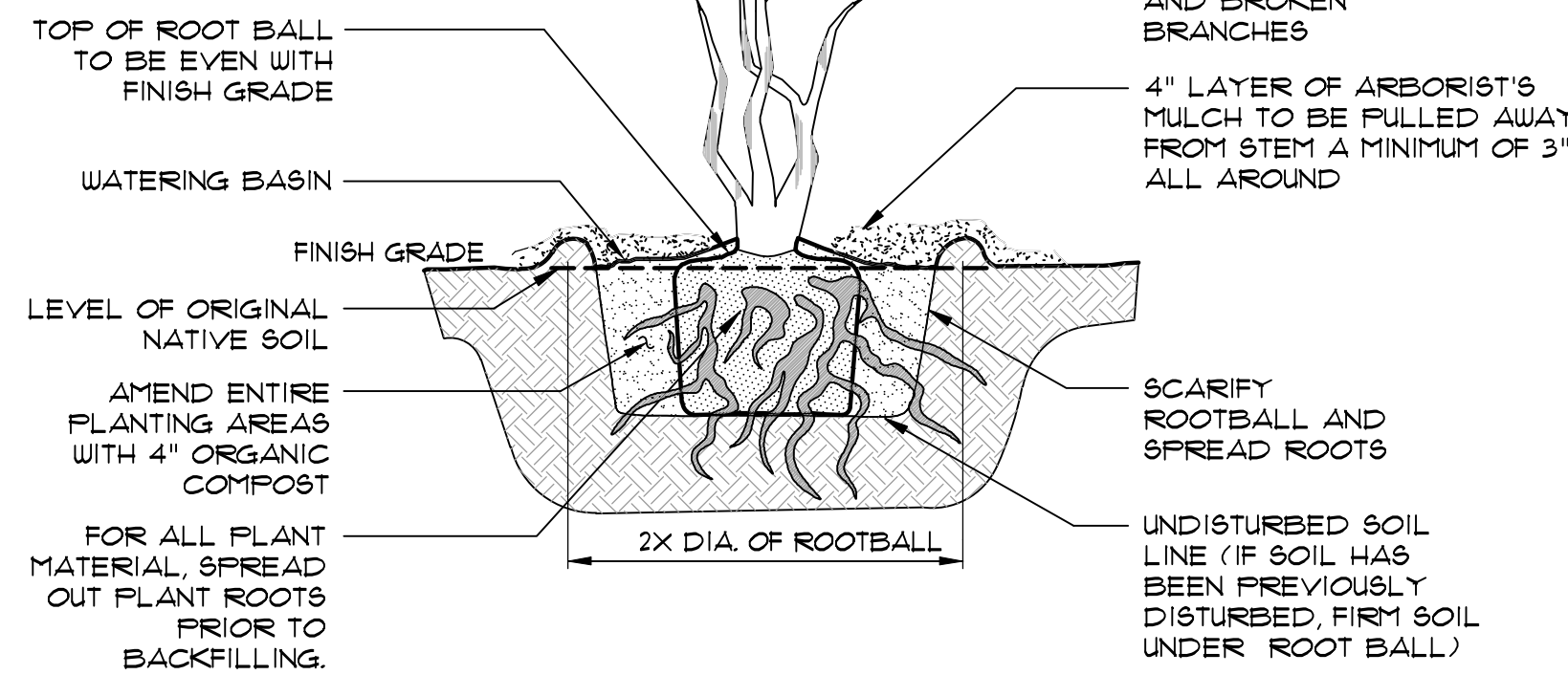
FOR HYDROSEED, USE 1-8 LBS. OF SEED MIX PER 1,000 SQUARE FEET, APPROXIMATELY 9-10 LBS. OF 10-20-20 N-P-K FERTILIZER PER 1,000 SQUARE FEET, AND APPROXIMATELY 45-46 LBS. OF WOOD CELLULOSE FIBER MULCH PER 1,000 SQUARE FEET IN ALL AREAS TO BE SEEDDED. ADD APPROXIMATELY 1 LB. OF TACKIFIER PER 1,000 SQUARE FEET FOR SLOPES AS NECESSARY.

SEEDING SEASON IS LIMITED TO MARCH 1- MAY 15 & AUGUST 15- OCTOBER 1. APPLY JUTE NETTING ON STEEP SLOPES BEFORE HYDROSEEDING APPLICATION.

SEED SHALL CONFORM TO STANDARDS FOR "CERTIFIED" GRASS SEED OR BETTER, AS OUTLINED IN WSDA "RULES FOR SEED CERTIFICATION", LATEST EDITION.

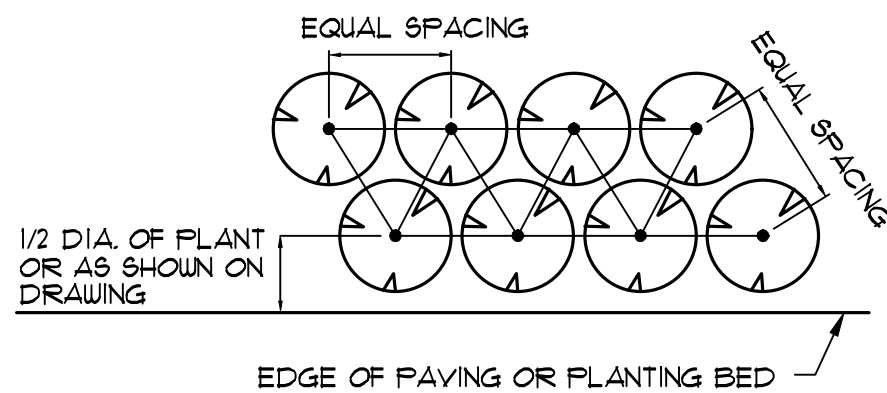
NOTES:

1. SOAK ROOT BALL AND WATER IN IMMEDIATELY AFTER INSTALLATION.
2. NO FERTILIZER SHALL BE APPLIED.
3. DETAIL APPLIES TO ALL PLANT MATERIAL.



DECIDUOUS TREE/ SHRUB PLANTING DETAIL

NOT TO SCALE



SHRUB AND GROUNDCOVER SPACING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

1. DO NOT DIG BEFORE LOCATING UTILITIES.
2. SUBGRADES, INCLUDING BERMS, TO WITHIN 1/10TH FOOT PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
3. SUBGRADE SHALL BE SCARIFIED OR ROTOTILLED IF CONDITIONS REQUIRE.
4. ALL EXPOSED CUT AND FILL SLOPES SHALL BE HYDROSEEDDED FOLLOWING MASS GRADING. SEE SPECIFICATIONS THIS SHEET.
5. INCORPORATE 3" DEPTH TYPICAL 3-WAY MIX TOPSOIL IN ALL PLANTING AREAS OR AS OTHERWISE NOTED.
6. APPLY 3" DEPTH ARBORIST'S MULCH AROUND ALL PLANTS AND TREES. FULL MULCH 3" AWAY FROM BASE OF PLANT. MULCH TO BE FREE OF WEED SEED, SAWDUST, RESIN OR TANNIN AND SHALL NOT CONTAIN ANY COMPOUNDS DETRIMENTAL TO PLANT GROWTH.
7. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY PROPOSED SUBSTITUTIONS OR UNFORESEEN FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE ARCHITECT MAY ADJUST PLANT QUANTITIES OR VARIETIES BASED ON AVAILABILITY OR FIELD CONDITIONS.
9. ALL PLANT MATERIAL SHALL BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION.
10. ALL PLANT MATERIAL SHALL CONFORM TO USA STANDARD FOR NURSERY STOCK, LATEST EDITION.
11. ALL TREE PITS SHALL INSURE PROPER DRAINAGE.
12. CONTRACTOR AGREES TO WARRANTY AND MAINTAIN ALL PLANT MATERIAL FOR ONE FULL GROWING SEASON POST INSTALLATION AND SHALL REPLACE DEAD PLANT MATERIAL WITHIN THAT WARRANTY / MAINTENANCE PERIOD WITH NO OBLIGATION TO THE OWNER.
13. TREE LOCATIONS ON RESIDENTIAL LOTS ARE APPROXIMATE AND SHOULD BE ADJUSTED PER STREET LIGHT AND UTILITY LOCATIONS.
14. ALL TREES SHALL BE DOUBLE STAKED AS SHOWN ON THE DETAILS. STAKES TO BE REMOVED AFTER ONE FULL GROWING SEASON. TREES THAT HAVE DIED WITHIN THE ONE YEAR WARRANTY / MAINTENANCE PERIOD SHALL BE REPLACED AND RE-STAKED PER THE DETAIL.
15. LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.

TREE REPLACEMENT CALCULATIONS

BASED ON CITY OF BELLEVUE CODE SECTION 20.20.300, TREE REPLACEMENT IS PROPOSED AS FOLLOWS:

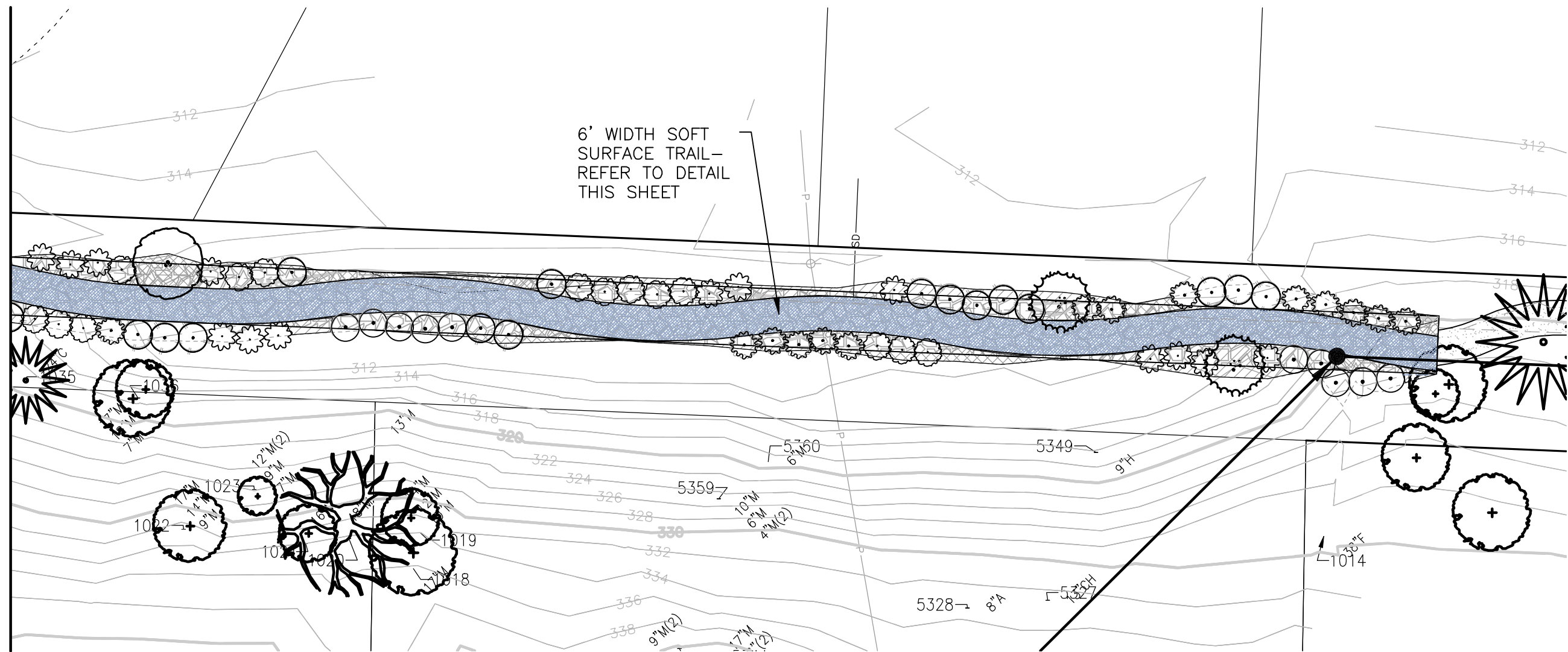
TOTAL NUMBER OF SIGNIFICANT TREES ON SITE	200
TOTAL DIAMETER INCHES	4003
REQUIRED DIAMETER INCHES RETAINED (30%)	1201
TOTAL DIAMETER INCHES OF RETAINED TREES	1223 (30.5%)
TOTAL REPLACEMENT DBH INCHES REQUIRED	0

NUMBER OF 1" CALIFER DBH TREES PROPOSED (REFER TO PLANT LEGEND ON SHEET 1 OF 3)

105

TREE RETENTION DBH MET AND EXCEEDED

SEE SHEET 1 OF 3 FOR CONTINUATION



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CITY OF BELLEVUE MITIGATION PLAN PLANT LEGEND & DETAILS

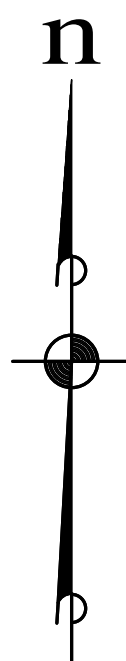
WASHINGTON

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DESIGNED BY:	LDK
DRAWN BY:	LDK
CHECKED BY:	
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DATE OF PRINT:	

EN-12

3 OF 3 SHEETS

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 23, TWN. 25 N., RGE. 5 E., W.M., KING COUNTY WA



SCALE: 1" = 20'

LEGEND:

- TREE CLUSTER
- DECIDUOUS
- HOLLY
- WILLOW
- DOUGLAS FIR
- FRUIT
- HEDGE
- ON-SITE TREE RETENTION CREDIT AREA
- PROJECT CLEARING AND TREE REMOVAL AREA

BELLEVUE REDMOND ROAD

164TH AVE NE

LOT 4

LOT 3

LOT 5

LOT 6

LOT 7

LOT 2

LOT 1

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

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1	REV LOT 5 & BSL 12/22/2018	ESM

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CAYMUS RIDGE

TREE SURVEY & RETENTION PLAN

CITY OF BELLEVUE

WASHINGTON

JOB NO.: 1426-009-017

DWG. NAME: TR-01

DESIGNED BY: POG

DRAWN BY: DCL

CHECKED BY:

DATE: 10/22/2018

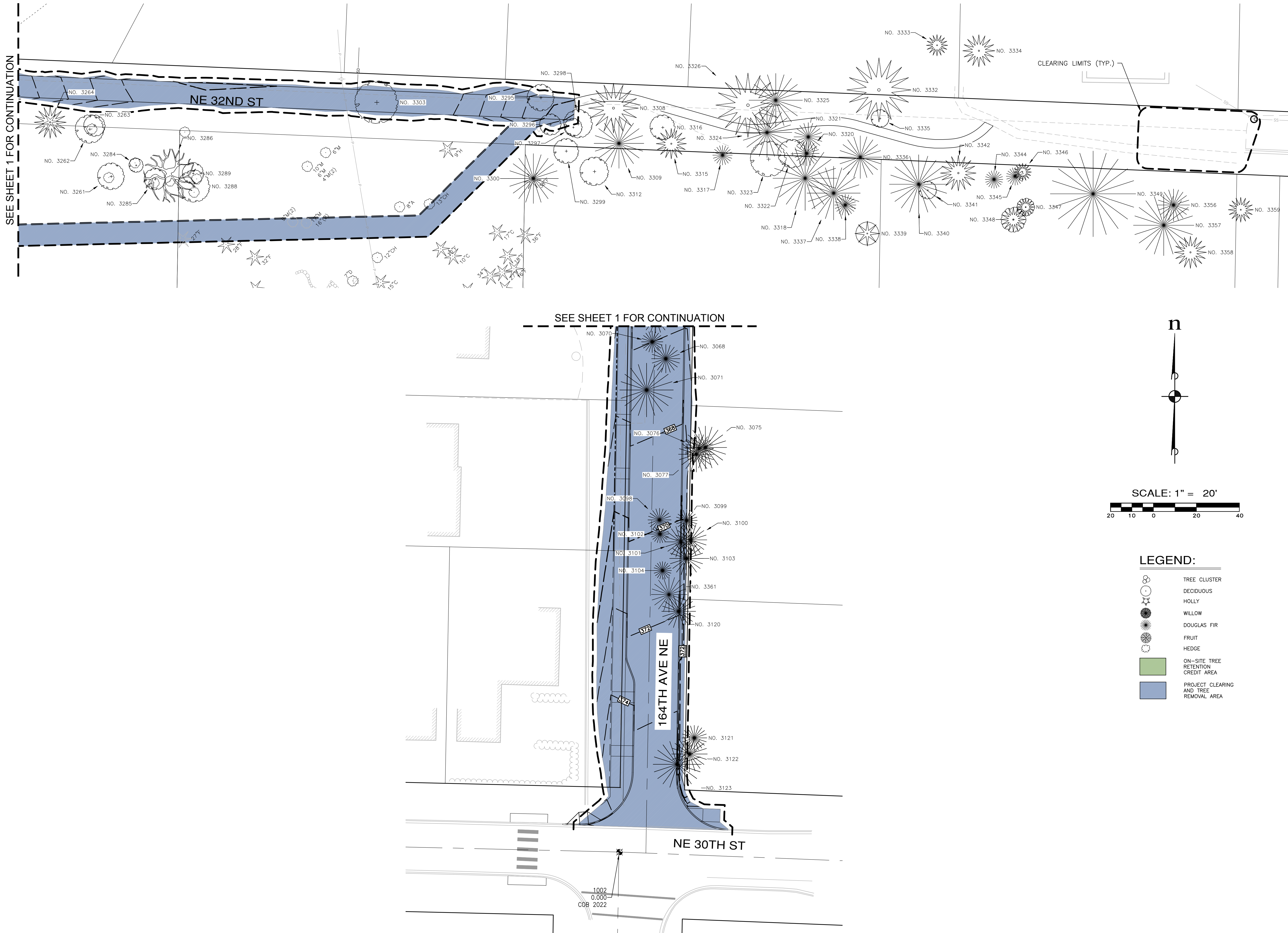
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1 OF 2 SHEETS

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A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 23, TWN. 25 N., RGE. 5 E., W.M., KING COUNTY WA



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1	REV LOT 5 & BSL 12/22/2018	ESM

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TREE SURVEY & RETENTION PLAN

JOB NO.:	1426-009-017
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